MOBILE HOME PARK ORDINANCE

Town of Mariaville

Mariaville, Maine

Adopted: June 26, 1996

Amended: March 29, 1999

TABLE OF CONTENTS
MOBILE HOME PARK ORDINANCE

SECTION **PAGE**

SECTION I: GENERAL PROVISIONS
A. TITLE 1
B. AUTHORITY 1
C. PURPOSES 1
D. APPLICABILITY 1
E. CONFLICT WITH OTHER ORDINANCES 1
F. SUPERSEDURE 1
G. SEPARABILITY 1
H. AMENDMENTS 2
1. INITIATION 2
2. FEE 2
I. EFFECTIVE DATE 2

SECTION II: NONCONFORMING PARKS
A. A NONCONFORMING MOBILE HOME PARK DEFINED 3
B. LAWFUL NONCONFORMING MOBILE HOME PARKS 3
C. CONTINUANCE ALLOWED 3
D. PARKS LEGALLY UNDER CONSTRUCTION NOT REQUIRED TO CHANGE PLANS 3
E. EXPANSION PERMITTED 3

SECTION III: ADMINISTRATION
A. RESPONSIBILITY ASSIGNED 4
1. CODE ENFORCEMENT OFFICER'S RESPONSIBILITY 4
2. PLANNING BOARD'S RESPONSIBILITY 4
B. PLANNING BOARD SUBDIVISION REVIEW 4
1. SUBDIVISION REVIEW AND APPROVAL REQUIRED 4
C. MOBILE HOME PERMIT 4
1. MOBILE HOME PERMIT REQUIRED 4
2. PERMIT REQUIRED FOR THE REPLACEMENT OF EXISTING MOBILE HOMES 4
3. DECLARATION FROM MOBILE HOME PARK OWNER REQUIRED 4
D. CERTIFICATE OF COMPLIANCE REQUIRED 4
E. MODIFICATION OF LOT COVERAGE AND SETBACK STANDARDS IN EXISTING PARKS 5
1. INCREASE IN LOT COVERAGE 5
2. REDUCTION IN REQUIRED SETBACKS 5
3. CONDITIONS OF APPROVALS 5
F. DIMENSIONAL VARIANCES FOR NEW MOBILE HOME PARKS 6
G. VIOLATIONS AND ENFORCEMENT 7
1. VIOLATIONS CONSIDERED NUISANCES 7
2. ENFORCEMENT 7
3. PENALTIES 7

TABLE OF CONTENTS (cont)

SECTION III: ADMINISTRATION (continued)

H. APPEALS 7
1. APPEALS FROM PLANNING BOARD DECISIONS 7
I. FEE SCHEDULE 7
1. MOBILE HOME PARK REVIEW FEES 7
2. CERTIFICATE OF COMPLIANCE FEE 7
3. ANNUAL MOBILE HOME PARK LICENSE FEE 7
4. MOBILE HOME PERMIT FEE 7

SECTION IV: DESIGN AND PERFORMANCE STANDARDS

A. COMPLIANCE WITH LAWS AND ORDINANCES 8
B. OVERALL PARK DENSITY 8
C. MINIMUM LOT SIZE AND WIDTHS 8
D. MINIMUM LOT SETBACKS 8
E. LOT COVERAGE 8
F. INSTALLATION 9
G. BUFFER STRIPS 9
H. ROAD STANDARDS 9
1. OWNERSHIP, DESIGN, AND MAINTENANCE 9
2. INTERSECTIONS 9
3. ACCESS AND CIRCULATION 9
4. RIGHT-OF-WAY AND PAVEMENT WIDTH 10
I. PARKING REQUIREMENTS ..... .10
1. OCCUPANT PARKING 10
J. STORAGE ..... .10
1. FUEL SUPPLY AND STORAGE 10
2. REFUSE STORAGE 10
K. ACCESSORY STRUCTURES/ATTACHED STRUCTURES 11
L. UTILITY REQUIREMENTS ..... .12
1. WATER SUPPLY 12
2. SANITARY SEWAGE DISPOSAL 12
3. ELECTRIC SUPPLY 12
M. COMMON RECREATION FACILITIES 12

SECTION V: MANAGEMENT STANDARDS

A. NOTIFICATION OF OCCUPANTS REQUIRED ..... .13
B. PARK OCCUPANTS REGISTER REQUIRED ..... .13
C. LOT IDENTIFICATION 13
1. LOT NUMBERS REQUIRED 13
2. UNIT NUMBERS REQUIRED 13
D. STREET NAMES AND SIGNS 13
1. NAMES TO DIFFER FROM EXISTING NAMES 13
2. NAMES REQUIRED 13
3. LOCATION AND DESIGN 13
4. ROAD NAMES AND 911 LOT NUMBERING 13

SECTION V: MANAGEMENT STANDARDS (continued)

E. PARK OWNER RESPONSIBLE FOR UTILITY CONNECTIONS 13
F. REFUSE COLLECTION 14
G. CERTAIN UNITS PROHIBITED IN MOBILE HOME PARKS 14
H. CERTIFICATE REQUIRED BEFORE UNIT REMOVAL 14
I. LOCATION OF PARKS LIMITED BY ZONING 14
J. ACCESSORY STRUCTURES REQUIRE BUILDING PERMIT 14
K. FIRE PROTECTION 14
L. MAILBOXES 14
M. RUINED UNITS TO BE REMOVED WITHIN 60 DAYS 14
N. CONVERSION OF PARK 14
O. PARK ADMINISTRATION 15

SECTION VI: DEFINITIONS

A. CONSTRUCTION OF LANGUAGE 15
B. DEFINITIONS 15
1. ACCESSORY STRUCTURE 15
2. BUILDING 15
3. CODE ENFORCEMENT OFFICER 15
4. LICENSEE 15
5. LICENSING AUTHORITY 16
6. MANUFACTURED HOUSING 16
a. Mobile Homes 16
b. Modular Homes 16
7. MOBILE HOME PARK LOT 16
8. MOBILE HOME PARK 16
9. MOBILE HOME PARK SUBDIVISION OR DEVELOPMENT 16
10. RECREATIONAL VEHICLE 16

MOBILE HOME PARK ORDINANCE
TOWN OF MARIAVILLE

SECTION I: GENERAL PROVISIONS

A. TITLE

This Ordinance shall be known and may be cited as the "Mobile Home Park Ordinance of the Town of Mariaville, Maine," and will be referred to herein as the "Ordinance." This Ordinance has been amended to conform to the Town of Mariaville "Enhanced 9 - 1 - 1 Addressing Ordinance" adopted on March 30, 1996.

B. AUTHORITY

This Ordinance is enacted under authority granted to the Town by the constitution and the statutes of the State of Maine.

C. PURPOSES

The purposes of this Ordinance are:

1. to promote the public health, safety, and welfare of the citizens of the Town;
2. to protect the natural environment from unacceptable adverse impacts;
3. to integrate new development harmoniously into the Town's physical environment;
4. to promote the development of an economically sound, diverse, and stable community;
5. to establish standards for Mobile Home Park construction and maintenance; and
6. to establish procedures whereby Town officials may review Mobile Home Park proposals by providing fair and reasonable standards for their evaluations and to provide a public hearing process through which Town residents may raise questions and receive answers regarding such proposals.

D. APPLICABILITY

The provisions of this Ordinance shall apply to Mobile Home Parks and Mobile Home Subdivisions as defined by this Ordinance and by Title 30-A, MRSA, Section 4358, within the boundaries of the Town of Mariaville.

E. CONFLICT WITH OTHER ORDINANCES

Whenever the requirements of this Ordinance are in conflict with the requirements of any other lawfully adopted rule, regulation, Ordinance, deed restriction or covenant, the more restrictive covenant shall govern, unless otherwise prohibited by State Law.

F. SUPERSEDURE

The Mobile Home Park Ordinance in effect at the time this Ordinance is enacted is hereby repealed. Provided, however, that the Ordinance repealed by this section or parts thereof shall remain in full force and effect with respect to any violation thereof in existence at the time of the adoption of this Ordinance.

G. SEPARABILITY

In the event that any section, subsection or any provision of this Ordinance shall be declared by any court of competent jurisdiction to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or provision of this Ordinance; to this end, the provisions of this Ordinance are hereby declared to be severable.

H. AMENDMENTS

The procedure to be followed in initiating and securing amendments to this Ordinance is as follows:

1. INITIATION
   A proposal to amend this Ordinance may be initiated by:

   a. Town Meeting, by majority vote;

   b. The Public, through a written petition signed by at least twenty-five (25) residents registered to vote in the Town of Mariaville.

2. FEE
   When an amendment is proposed by other than the Board of Selectmen or Planning Board, a fee of one hundred dollars ($100) shall accompany the proposal to cover the cost of review, hearings, and advertisements. This fee is non-refundable.

I. EFFECTIVE DATE

The provisions of this Ordinance and any amendments thereto shall become effective the day of their enactment.

SECTION II: NONCONFORMING PARKS

A. NONCONFORMING MOBILE HOME PARK DEFINED

A Mobile Home Park or part thereof not in conformity with the provisions of this Ordinance or subsequent amendments hereto is declared to be a nonconforming Mobile Home Park.

B. LAWFUL NONCONFORMING MOBILE HOME PARKS

A Mobile Home Park in existence or under construction pursuant to Subsection D of this section at the time of the adoption of this Ordinance or subsequent amendments hereto, and which part becomes a nonconforming Mobile Home Park by the adoption of this Ordinance or subsequent amendments, or which park was a lawful nonconforming Mobile Home Park at the time of the adoption of this Ordinance or subsequent amendments hereto, becomes a lawful nonconforming Mobile Home Park.

C. CONTINUANCE ALLOWED

The use of a nonconforming Mobile Home Park may continue.

D. PARKS LEGALLY UNDER CONSTRUCTION NOT REQUIRED TO CHANGE PLANS

This Ordinance shall not require a change in plans or construction of a Mobile Home Park for which a license has been issued prior to the adoption of this Ordinance or any subsequent amendments thereto provided that the construction of said park is underway within sixty (60) calendar days after the issuance of said license.

E. EXPANSION PERMITTED

Expansion of a lawful nonconforming Mobile Home Park may be permitted provided that the expanded portion of the lawful nonconforming Mobile Home Park shall conform to the provisions of this Ordinance.

SECTION III: ADMINISTRATION

A. RESPONSIBILITY ASSIGNED

1. CODE ENFORCEMENT OFFICER'S/ PLANNING BOARD'S RESPONSIBILITY
   It shall be the responsibility of the Code Enforcement Officer or the Planning Board in the absence of an officially hired, state certified Code Enforcement Officer to enforce the provisions of this Ordinance, and to carry out inspections as requested by the Board of Selectmen or the Planning Board;

2. PLANNING BOARD'S RESPONSIBILITY
   It shall be the responsibility of the Planning Board to review proposals for new Mobile Home Parks and the expansion of existing parks for compliance.

B. PLANNING BOARD SUBDIVISION REVIEW

1. SUBDIVISION REVIEW AND APPROVAL REQUIRED
   New Mobile Home Parks and expansions of existing Parks shall be reviewed by the Planning Board.

C. MOBILE HOME PERMIT

1. MOBILE HOME PERMIT REQUIRED
   No person shall place a mobile home in a Mobile Home Park without first obtaining a mobile home permit from the Planning Board.

2. PERMIT REQUIRED FOR THE REPLACEMENT OF EXISTING MOBILE HOMES
   No person shall replace existing mobile home unit in a Mobile Home Park with another unit without first obtaining a permit from the Planning Board.

   When an existing mobile home is replaced with a newer mobile home, the Planning Board may, upon request reduce the required minimum lot coverage and setbacks in accordance with Section III.F of this Ordinance.

3. DECLARATION FROM MOBILE HOME PARK OWNER REQUIRED
   All applications for mobile home permits shall be made to the Planning Board in writing and shall be accompanied by a written declaration from the Mobile Home Park operator that the site will be made available to the applicant.

D. CERTIFICATE OF COMPLIANCE REQUIRED

No site in a Mobile Home Park requiring approval under this Ordinance shall be conveyed, rented, leased, or occupied, nor shall any mobile home unit be placed upon such site, without a certificate of compliance issued by the Planning Board indicating that all of the required public improvements have been constructed as required and all applicable conditions of approval have been met.

E. MODIFICATION OF LOT COVERAGE AND SETBACK STANDARDS IN EXISTING PARKS

1. INCREASE IN LOT COVERAGE
   The Planning Board may allow an increase in lot coverage, in Mobile Home Parks existing at the time of adoption of this Ordinance, of up to ten percent (10%), in approving proposed new decks and accessory structures.

   Prior to allowing such an increase in lot coverage, the Planning Board shall make a finding that:

   a) Strict conformity with the lot coverage standards will result in a deck or accessory structure that is so small or irregular in shape that it would be substantially unusable or impractical; and

   b) The Board's determination that compliance would result in a deck or accessory structure substantially unusable or impractical is based upon the average person's standard and not the personal taste or desires of the applicant.

   The Board of Appeals may grant a variance that allows a reduction in lot coverage, in Mobile Home Parks existing at the time of adoption of this Ordinance, more than ten percent (10%), but not more than twenty-five percent (25%), for proposed new decks and accessory structures.

   Prior to granting such a variance in lot coverage, the Board of Appeals shall make findings similar to a) and b) above.

2. REDUCTION IN REQUIRED SETBACKS
   The Planning Board and/or the Board of Appeals may allow a reduction in side lot line and rear setbacks, in Mobile Home Parks existing at the time of adoption of this Ordinance, down to three (3) feet, in approving proposed new decks and accessory structures.

   Prior to allowing such a reduction in required setbacks, the Planning Board shall make a finding that the reduction will not result in any two structures, principal or accessory, on opposite sides of the side lot line or rear lot line being closer to each other than the setback for a single structure established in Section IV.D of this Ordinance.

3. CONDITIONS OF APPROVAL
   The Planning Board may in approving requests for a reduction in lot coverage or setbacks, attach such reasonable and appropriate terms and conditions, in addition to those required elsewhere in this Ordinance, that they find necessary to further the purposes of this Ordinance.

   Violation of any of these terms or conditions shall be considered a violation of this Ordinance.

F. DIMENSIONAL VARIANCES FOR NEW MOBILE HOME PARKS

The Board of Appeals is authorized to grant dimensional variances, upon appeal, for new Mobile Home Parks created after the initial adoption of this Ordinance, within the following limitations:

1. Dimensional variances may be granted for the design of Mobile Home Parks, only from dimensional requirements including: frontage (including shore frontage), lot area, lot width, percent of lot coverage, and setback requirements.

2. Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance or the Town's Zoning Ordinance.

3. The Board shall not grant a variance unless it finds that the strict application of the terms of this Ordinance would result in undue hardship.

   The term "undue hardship" shall mean all of the following:

   a) The land in question can not yield a reasonable return unless a variance is granted;

   b) That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

   c) That the granting of a variance will not alter the essential character of the locality; and

   d) That the hardship is not the result of action taken by the applicant or a prior owner.

4. 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 Sub-Section 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 Sub-Section, a disability has the same meaning as a physical or mental handicap under Title 5, Section 4553.

5. The Board shall limit any variances granted as strictly as possible in order to insure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.

6. A copy of all variances granted by the Board of Appeals shall be submitted to the Department of Environmental Protection, within fourteen (14) days of the decision, where such variances applies to structures or land within the Shoreland Area.

G. VIOLATIONS AND ENFORCEMENT

1. VIOLATIONS CONSIDERED NUISANCES
   Any condition existing in violation of this Ordinance is considered a nuisance.

2. ENFORCEMENT
   The Code Enforcement Officer, with the advice and consent of the Board of Selectmen, is authorized to institute, or cause to be instituted by the Town Attorney, in the name of the Town of Mariaville, any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of this Ordinance.

3. PENALTIES
   Any person, firm, or corporation being the owner or operator of, or having control or use of any mobile home, mobile home lot, Mobile Home Park, who violates the provision of these regulations shall be guilty of a misdemeanor, and subject to the penalties provided in title 30-A, MRSA, Section 4452. Monetary penalties may be assessed on a per day basis and shall be treated as civil penalties.

H. APPEALS

1. APPEALS FROM PLANNING BOARD DECISIONS
   An appeal may be taken within thirty (30) days after any decision is rendered by the Planning Board to the Appeals Board.

I. FEE SCHEDULE

The following fee schedule shall be in effect for the approvals, permits, and certificates required under this Ordinance:

1. Mobile Home Park REVIEW FEES
   The fee for the Planning Board's review of the plans for new Mobile Home Parks and for the expansion of existing Mobile Home Parks shall be as provided in the Mariaville Subdivision Ordinance.

2. CERTIFICATE OF COMPLIANCE FEE
   The fee for a Mobile Home Park Certificate of Compliance issued by the Planning Board shall be twenty five ($25.00) dollars.

3. ANNUAL MOBILE HOME PARK LICENSE FEE
   The fee for a Mobile Home Park license issued by the Board of Selectmen shall be fifty ($50.00) dollars.

4. MOBILE HOME PERMIT FEE
   The fee for a mobile home permit issued by the Planning Board, pursuant to Section III.C of this ordinance, is fifty ($50.00) dollars.

SECTION IV: DESIGN AND PERFORMANCE STANDARDS

A. COMPLIANCE WITH LAWS AND ORDINANCES

Except as stipulated below, Mobile Home Parks shall comply with the design and performance provisions of all applicable state laws.

B. OVERALL PARK DENSITY

The overall density of a Mobile Home Park served by a central subsurface sewage disposal system shall be no greater than one unit per 20,000 square feet of total park area.

C. MINIMUM LOT SIZE AND WIDTHS

Lots in a Mobile Home Park shall meet the following lot size and width requirements:

1. Lots served by public sewer:
   Minimum lot area: 6,500 square feet.
   Minimum lot width: 65 feet.

2. Lots served by individual subsurface sewage disposal system:
   Minimum lot area: 20,000 square feet.
   Minimum lot width: 100 feet.

3. Lots served by a central subsurface wastewater disposal system:
   Minimum lot area: 12,000 square feet.
   Minimum lot width: 75 feet.

D. MINIMUM LOT SETBACKS

In placing mobile homes on their respective lots, the following requirements shall be met:

1. The following lot setbacks shall apply to all homes and accessory buildings:
   Front setbacks: 20 feet
   Side setback: 20 feet
   Rear setback: 10 feet

   If a lot is on a public road, the setback shall conform with the residential setback requirements applicable to residential dwelling units.

2. So as to avoid monotony and sameness, the Planning Board may allow the front setback on a private road within a mobile park to be varied provided that no home may be closer than 10 feet from the right-of-way and the average distance is at least 20 feet for all units.

3. The Planning Board may allow lot side yard setbacks to be reduced to 5 feet for the purpose of providing more usable yard space on one side of the home, provided a distance of 20 feet is maintained between units.

E. LOT COVERAGE

All buildings on the lot, including accessory buildings and structures, open decks and parking spaces, shall not cover more than 50% of the lot area.

SECTION IV: DESIGN AND PERFORMANCE STANDARDS (continued)

F. INSTALLATION

All mobile home units within the park shall be installed in accordance with State and Federal regulations.

G. BUFFER STRIPS 1. A fifty (50) foot wide buffer strip shall be provided along all property boundaries that:

a) Abut residential land which has a gross density of less than half of that proposed in the park, or

b) Abut residential land that is zoned at a density of less than half of that proposed in the park.

No structures, streets or utilities may be placed in the buffer strip, except that utilities only may cross a buffer strip to provide services to the park.

2. Within twenty-five (25) feet of any property line and within the buffer strip, visual screening and/or landscaping shall be provided. The visual screening may consist of fences, berms, landscaping (such as shrubs and trees) and/or natural existing vegetation. This screening shall meet the screening requirements of the Subdivision Ordinance and shall be maintained throughout the life of the project.

H. ROAD STANDARDS

1. OWNERSHIP, DESIGN, AND MAINTENANCE

a) All roads within the Mobile Home Park shall be owned, constructed, maintained, and serviced by the Mobile Home Park owner.

2. INTERSECTIONS

Mobile Home Park roads which intersect with public roads shall meet the following standards:

a) The desired angle of intersection shall be ninety (90) degrees. The minimum angle of intersection shall be seventy-five (75) degrees.

b) Maximum grade within twenty five (25) feet of intersection. The maximum permissible grade within 25 feet of intersection shall be 3%.

3. ACCESS AND CIRCULATION

a) On-street parking shall be prohibited unless an eight (8) foot, parking lane is provided, in which case on-street parking may be permitted on the side of the road where the parking lane is located.

b) No mobile home lot may have vehicular access directly onto a state highway.

4. RIGHT-OF-WAY AND PAVEMENT WIDTH

   a) Two-way park roads shall have a minimum right-of-way of twenty-three (23) feet and a minimum surface of eighteen (18) feet. On-street parking shall be prohibited.

   b) One-way streets shall have a minimum right-of-way of eighteen (18) feet and a minimum surface of fourteen (14) feet. On-street parking shall be prohibited.

   c) Parking lanes shall be a minimum of eight (8) feet in width, if provided.

   d) Cul-de-sac turnarounds shall have minimum radii of fifty (50) feet at the outer edge of the, exclusive of any parking areas.

I. PARKING REQUIREMENTS

1. OCCUPANT PARKING
   For each mobile home lot there shall be provided and maintained at least two (2) off-street parking spaces. Each parking space shall contain a minimum area of one hundred sixty-two (162) square feet, not including maneuvering area, with minimum dimensions of nine (9) feet by eighteen (18) feet. This requirement may be waived if an equivalent number of spaces is provided by a parking lane.

J. STORAGE

1. FUEL SUPPLY AND STORAGE

   a. Natural gas and liquefied petroleum gas systems shall comply with all applicable codes and regulations. Installation of systems shall be subject to inspection and approval by the Code Enforcement Officer.

   b. All fuel oil supply systems shall be constructed and installed in each mobile home lot in accordance with all applicable codes and regulations. Installation of the system shall be subject to inspection and approval of the Code Enforcement Officer.

2. REFUSE STORAGE
   Storage of refuse shall be accomplished in such a manner to minimize health hazards, rodent harborage, insect breeding areas, accident, 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.

K. ACCESSORY STRUCTURES/ATTACHED STRUCTURES

1. Accessory structures may be allowed upon Mobile Home Park lots provided each shall:

    a) Not exceed a width of twenty (20) feet or a length of twenty four (24) feet;

    b) Be located not less than twenty feet from the street right-of-way, fifteen feet from the rear lot lines and not less than ten (10) feet from a side lot line;

    c) Not exceed a wall height of eight (8) feet and not exceed a roof high point height of fourteen (14) feet;

    d) Not obstruct required openings for light and ventilation of the mobile homes nor prevent inspection of any mobile home equipment or utility connection; and

    e) Notwithstanding other provisions of this Ordinance, a Building Permit under the Zoning Ordinance may be issued by the Planning Board for accessory structures , such as garages, etc. for individual mobile homes, in Mobile Home Parks, which meet the above requirements.

2. A Building Permit under the Zoning Ordinance may be issued by the Planning Board for extensions to mobile homes, such as porches and decks, provided that all extensions shall:

    a) Meet the yard setback and lot coverage provisions of this Ordinance;

    b) Not be extended to less than ten (10) feet from any other mobile home, accessory structure, building, or structure; and

    c) Not exceed eight hundred (800) square feet in area.

3. Storage facilities, accessory structures, and extensions, such as porches and decks shall not be placed or constructed upon a mobile home lot, in a Mobile Home Park, without first obtaining a Building Permit, under the Zoning Ordinance, from the Planning Board.

L. UTILITY REQUIREMENTS

All Mobile Home Parks shall provide permanent electrical, water and sewage disposal connections to each mobile home in accordance with applicable state and local rules and regulations, and as follows:

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 two hundred (200) gallons of water per day per mobile home with a minimum of twenty (20) pounds of pressure at all times.

    c) Water supply systems shall be installed and maintained by the Mobile Home Park operator, including the obtaining of a hook-up permit for each unit, in accordance with applicable provisions of the State of Maine Plumbing Code, and all revisions in effect at that time.

2. SANITARY SEWAGE DISPOSAL

    a) Sanitary sewer systems shall comply with the applicable provisions of the Maine State Plumbing Code, in effect at the time such system is proposed.

    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) The owner and operator of a Mobile Home Park are responsible for the proper construction and maintenance of the sanitary sewer system within the Mobile Home Park.

3. ELECTRIC SUPPLY

    a) A Mobile Home Park shall contain an electrical system designed, installed, and maintained in accordance with applicable state 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 or licensed Master Electrician.

M. COMMON RECREATION FACILITIES

No less than eight (8) percent of the total area of any Mobile Home Park established under this Ordinance shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, ways for pedestrians and cyclists away from streets, and play areas for small children or other recreational areas in block interiors. Common recreational areas shall not include streets or parking areas, shall be closed to automotive traffic except for maintenance and service vehicles, and shall be improved and maintained for the uses intended.

SECTION V: MANAGEMENT STANDARDS

A. NOTIFICATION OF OCCUPANTS REQUIRED

The Mobile Home Park operator shall supply occupants with a copy of this Ordinance. A copy shall also be on file at the Town Office.

B. PARK OCCUPANTS REGISTER REQUIRED

The Mobile Home Park owner shall maintain a register containing the names and lot numbers of the Mobile Home Park occupants. The register shall be available for inspection by state and local authorities upon request during normal business hours.

C. LOT IDENTIFICATION

1. LOT NUMBERS REQUIRED
   Each mobile home lot shall have a number supplied by the owner of the Mobile Home Park, and the lots shall be numbered in an orderly, consecutive fashion. Even numbers shall be on one (1) side of a street and odd numbers shall be on the opposite side of a street.

2. UNIT NUMBERS REQUIRED
   Each mobile home shall be numbered in a manner consistent with the number assigned to the lot.

D. STREET NAMES AND SIGNS

1. NAMES TO DIFFER FROM EXISTING NAMES
   Proposed street names shall be substantially different from existing street names so as to not be confused in sound or spelling.

2. NAMES REQUIRED
   Streets shall have names rather than numbers or letters.

3. LOCATION AND DESIGN
   Street name signs shall be erected at all street/road intersections. Lettering shall be at least four (4) inches high and in a readily readable type face. Conventional abbreviations are acceptable except for the street name itself. The street name sign should be reflecterized. The street sign shall be green with white lettering.

4. Any prospective Mobile Home developer shall show a proposed road name and lot numbering system on the pre-application submission to the Planning Board. Approval by the Planning Board, after consultation with the Selectmen, shall constitute the assignment of road names and numbers to the lots in the Mobile Home Park. On the final plan showing proposed roads, the applicant shall mark on the plan lines or dots every 50 (fifty) feet to aid in the assignment of numbers to units subsequently placed in the park.

E. PARK OWNER RESPONSIBLE FOR UTILITY CONNECTIONS

The Mobile Home Park owner shall be responsible to ensure that all the connection of utilities, to each mobile home unit, is both safe and made according to law.

SECTION V: MANAGEMENT STANDARDS (continued)

F. REFUSE COLLECTION

Collection of refuse shall be conducted at regular intervals. Collection and disposal of refuse shall be the responsibility of the Mobile Home Park operator and shall be accomplished according to state and local regulations.

G. CERTAIN UNITS PROHIBITED IN MOBILE HOME PARKS

Mobile Home Parks in the Town of Mariaville are limited to mobile homes, as defined herein, and single-wide and double-wide modular homes, but not site-built homes, panelized homes, recreation vehicles, travel trailers, or units not suitable for year-round occupancy.

H. CERTIFICATE REQUIRED BEFORE UNIT REMOVAL

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

I. LOCATION OF PARKS LIMITED BY ZONING

Mobile Home Parks shall only be allowed on the Pyle Road.

J. ACCESSORY STRUCTURES REQUIRE BUILDING PERMIT

Accessory structures shall not be established upon a mobile home lot without a building permit issued by the Planning Board of the Town of Mariaville.

K. FIRE PROTECTION

A Mobile Home Park shall comply with State and local fire regulations. In the event that an adequate public water supply system should become available after construction of the Mobile Home Park, the Mobile Home Park owner shall connect to such system and the owner shall install water mains of sufficient size to support proper hydrant pressure and flow for fire protection.

L. MAILBOXES

The Mobile Home Park operator shall supply mailboxes for the residents in a place, number, and manner satisfactory to the U. S. Post Office.

M. RUINED UNITS TO BE REMOVED WITHIN 60 DAYS

Units or accessory structures damaged by fire or other causes shall be removed within sixty (60) consecutive calendar days from the time of their destruction unless a building permit to repair or reconstruct the unit or structure has been obtained from the Planning Board within that time. If a building permit is so obtained, the unit or structure must be repaired or reconstructed within sixty (60) days of the issuance, or removed at the expiration of that time.

N. CONVERSION OF PARK

No individual lot in a Mobile Home Park may be sold or conveyed, unless said lot meet or exceeds the minimum lot size requirement of the district in which it is located.

O. PARK ADMINISTRATION

The owner, developer, or manager of a Mobile Home Park shall be responsible for ensuring the maintenance of all park-owned structures and their sites. Park management shall conform to state laws. Compliance with this Ordinance shall not exempt the park owner, developer, or manager from complying with other applicable local, state, and federal ordinances, statutes, and rules.

SECTION VI: DEFINITIONS

A. CONSTRUCTION OF LANGUAGE

In this Ordinance, certain terms and words shall be interpreted as follows:

1. The words "person" and "applicant" includes individuals, firms, associations, corporations, organizations, and similar entities;

2. Words used or defined in one tense or form shall include other tenses or derivative forms;

3. Words in the singular shall include the plural number and words in the plural shall include the singular number;

4. The masculine gender shall include the feminine and the feminine shall include the masculine;

5. The word "shall" is mandatory;

6. The word "may" is permissive;

7. In case of difference of meaning or implication between the text of this Ordinance and any map, illustration, or table, the text shall control.

B. DEFINITIONS

For the purpose of interpreting this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein:

1. Accessory Structure: A structure incidental and subordinate to the principal structure.

2. Building: Any structure, either temporary or permanent, having a roof, awning, or other covering, containing three (3) or more enclosed sides, and designed or used for the shelter or enclosure of any person, animal, or property of any kind.

3. Code Enforcement Officer: A person appointed by the Selectmen to administer and enforce Town Ordinances. Reference to the Code Enforcement Officer shall include Building Inspector, Plumbing Inspector, Electrical Inspector and the like if applicable. In the absence of an officially hired state certified Code Enforcement Officer it shall be the responsibility of the Chairman of the Planning Board to enforce the provisions of this Ordinance.

4. Licensee: The owner of a Mobile Home Park or the applicant for a Mobile Home Park license. These terms (applicant, owner, licensee) are interchangeable unless the text indicates otherwise.

SECTION VI: DEFINITIONS (continued)

5. Licensing Authority: The Board of Selectmen of the Town of Mariaville.

6. Manufactured Housing: A structure or structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site. The term includes any type of building which is constructed at a manufacturing facility and transported to a building site where it is used for housing and may be purchased or sold by a dealer in the interim. Two types of manufactured housing are included under this definition:

   a. Mobile Homes: Those units constructed after June 15, 1976 which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures transportable in one or more sections, which, in the traveling mode are 14 body feet or more in width and are 750 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities including the plumbing, heating, air-conditioning, or electrical systems contained in the unit; except that the term shall include any structure which meets all the requirements of this paragraph, except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and safety Standards Act of 1974, United State Code, Title 42, Section 5401, et. seq.; and

   b. Modular Homes: Those units which the manufacturer certifies are constructed in compliance with the state's Manufactured Housing Act and regulations, meaning structures transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air-conditioning, or electrical systems contained therein.

7. **MOBILE HOME PARK LOT:** An area of land in a Mobile Home Park used for installation of a mobile home and the exclusive use of its occupants.

8. **MOBILE HOME PARK:** A parcel of land under unified ownership approved by the Town for the placement of three (3) or more manufactured homes.

9. **MOBILE HOME PARK SUBDIVISION OR DEVELOPMENT:** A parcel of land approved by the Planning Board under the Mariaville Subdivision Ordinance and Title 30-A, MRSA, Section 4401 for the placement of manufactured houses on individually owned lots.

10. **RECREATIONAL VEHICLE:** A vehicle or vehicular attachment designed for human temporary living quarters for one (1) or more persons, such as a pick-up camper, travel trailer, tent trailer, or motor home.