Disclaimer:
This information is provided to give the public information available through the Warren Town Office. Before acting upon any information obtained here you should double check with the Town Office for the most current data and/or version. Check the date of the latest amendment for the most current version.

Mobile Home Park Ordinance
Town of Warren

Enacted 3/16/92 by a vote of 193 yea to 99 nay

Town of Warren

MOBILE HOME PARK ORDINANCE

ARTICLE I – CONTENTS OF THIS ORDINANCE

§1 Contents

		Page
ARTICLE I	CONTENTS OF THIS ORDINANCE	1
ARTICLE II	TITLE & PURPOSE	1
ARTICLE III	AUTHORITY, APPLICABILITY & ADMINISTRATION	1
ARTICLE IV	SEVERABILITY & CONFLICT	2
ARTICLE V	AMENDMENT OF THIS ORDINANCE	2
ARTICLE VI	PRE-APPLICATION	3
ARTICLE VII	MOBILE HOME PARK REVIEW	4
ARTICLE VIII	MINIMUM DESIGN & PERFORMANCE STANDARDS	11
ARTICLE IX	ENFORCEMENT	20
ARTICLE X	PERFORMANCE GUARANTEES	22
ARTICLE XI	DEFINITIONS	24
ARTICLE XII	INDEX OF THIS ORDINANCE	27

ARTICLE II – TITLE & PURPOSE

§1 Title

This Ordinance shall be known and may be cited as *the Town of Warren, Maine Mobile Home Park Ordinance* and will be referred to herein as "this Ordinance".

§2 Purpose

The purpose of this Ordinance is to ensure the comfort, convenience, safety, health and welfare of the people of the Town of Warren, Maine, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving Mobile Home Parks within the Town of Warren, Maine, the Planning Board shall consider the following criteria and before granting approval shall make written findings of fact that the provisions of these regulations have been met and that the proposed Mobile Home Park will meet the following criteria from Title 30A, M.R.S.A. §4404.

ARTICLE III – AUTHORITY, APPLICABILITY & ADMINISTRATION

§1 Authority

This Ordinance is enacted pursuant to Home Rule Powers as provided for in Article 8, Pt. 2, §1 of the Maine State Constitution and under the authority granted to the Town by the statutes of the State of Maine Title 30-A, M.R.S.A. Section 3001, and in accordance with the provisions of Title 30-A, M.R.S.A., Section 4358, Subsection 3.

rticle III cont.

§2 Administration & Enforcement
The provisions of this Ordinance shall apply to all proposed Mobile Home Parks within the boundaries and shall be administered by the Town of Warren Planning Board and enforced by the Town of Warren Code Enforcement Officer.

§3 Effective Date
This Ordinance shall be effective upon its adoption by a majority vote of the eligible voters of the Town of Warren, Maine, at the March 1992 Town Meeting.

§4 Applicability to this Ordinance

A. The provisions of this Ordinance shall apply to all proposed mobile home parks and to expansion of any existing mobile home parks within the boundaries of the Town of Warren, Maine. Mobile home subdivisions as expressly defined in Article XI, §3 of this Ordinance are not governed by this Ordinance, except in the case where the individual owners form a corporate body that owns and governs said mobile home lots in common.

B. An approved mobile home park plan shall be necessary under the terms of this Ordinance, prior to the establishment or expansion of a mobile home park, and shall consist of a site plan as required by Article VII of this Ordinance, including all attachments, signed by the Planning Board, and may include any conditions attached by the Planning Board.

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

§5 Fees
The Selectmen shall be responsible for setting the appropriate fees. The fees shall be included and listed in the Town of Warren Fee Schedule.

ARTICLE IV – SEVERABILITY & CONFLICT

§1 Severability

Should any article of this Ordinance be declared by the courts of the State of Maine or by the courts of the United States to be invalid, such decisions shall not invalidate any other article or provision of this Ordinance.

§2 Conflict with other Ordinances

This Ordinance shall in no way impair or remove the necessity of compliance with any other rule, regulation, bylaw, permit or provision of law. Where this Ordinance imposes a greater restriction upon the use of the land, buildings or structures, the provisions of this Ordinance shall prevail.

ARTICLE V – AMENDMENT OF THIS ORDINANCE

§1 Initiation of Amendment

An amendment to this Ordinance may be initiated by:

rticle V Sec. 1 cont.

A. The Planning Board provided that a majority of the Board has so voted; or
B. Request of the Selectmen to the Planning Board; or
C. Written petition to the Selectmen bearing signatures of registered voters of the Town of Warren, Maine numbering at least ten percent of the number who voted in the last gubernatorial election.

§2 Adoption of Amendment

All proposed amendments to this Ordinance shall be referred to the Planning Board for their recommendation. The Planning Board may hold a public hearing on any proposed amendment. Within thirty days of receiving a proposed amendment, the Planning Board shall make known their recommendation to the Selectmen and to the Town. After receiving the recommendation of the Planning Board, the amendment shall be voted on by the voters of the Town of Warren, Maine at a Town Meeting, a majority vote being required for adoption.

ARTICLE VI – PRE-APPLICATION

§1 PRE-APPLICATION PROCEDURE (STEP ONE)

A. PLANNING BOARD AGENDA

At each stage of the process of Mobile Home Park review, an applicant shall request to be placed on the Planning Board's agenda at least twenty-one (21) calendar days prior to the regular scheduled meeting at which he wishes to be heard. Submission requirements shall be accompanied by the appropriate documentation as prescribed by the Planning Board and proof of any required fees paid.

B. PRE-APPLICATION MEETING

1. Prior to formal submission of a Mobile Home Park application, the applicant shall appear informally to discuss the proposed Mobile Home Park at the regular meeting of the Planning Board.

2. At this meeting the applicant shall submit:

   a. Proof of the appropriate fees paid.

   b. The Pre-Application Sketch Plan: This sketch may be a free hand drawing based on the Town Tax Map.

3. On-site Inspection: the Planning Board Chairman shall schedule an on-site inspection of the land to be subdivided at the pre-application meeting. The date set shall be scheduled so that at least a majority of the board members and the applicant will be in attendance. In addition the chairman may also request that the code enforcement officer attend the on-site inspection. The Board or its designated agent shall, at its earliest convenience and normally within 30 days, make an on-site inspection. If any conditions such as snow exist to prevent an adequate inspection in the opinion of the Board, the applicant shall be notified in writing, and any time limits for review shall be extended accordingly until an on-site inspection can be made. The applicant shall place "flagging" at the center line of any proposed roads prior to the on-site inspection.

4. Purpose of Pre-application Meeting and On-site Inspection: The purpose of both the pre-application meeting and on-site inspection is to give the Planning Board a clear understanding

Article VI, Sec. 1, B, 4 cont.
of what is proposed. Subsequent filing of a formal Mobile Home Park Application must be within twelve (12) months of the pre-application meeting.

5. Applicants Rights not Vested: Submissions and attendance at the pre-application meeting shall create no binding commitments between the applicant and the Planning Board. It shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of Title 1, M.R.S.A., §302.

ARTICLE VII – MOBILE HOME PARK REVIEW

§1 Applicability and Review ~~of Article VII~~
The provisions of this article shall be used for Mobile Home Park Subdivision Review.

A. Will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land above sea level and its relation to flood plains; the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; and the applicable state and local health and waste resource regulations;

B. Has sufficient water available for the reasonable foreseeable needs of the Mobile Home Park;

C. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

D. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

E. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;

F. Will provide for adequate solid and sewage waste disposal;

G. Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;

H. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetical, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;

I. Is in conformance with a duly adopted Mobile Home Park Ordinance, Comprehensive Plan, Development Plan or Land Use Plan, if any;

J. The applicant has adequate financial and technical capacity to meet the above stated standards;

K. Will not be situated, in whole or in part, within 250 feet of any pond, lake, river, or tidal water;

L. The proposed Mobile Home Park will not, alone or in conjunction with existing activities, adversely effect the quality or quantity of ground water;

M. Will not be situated in a flood-prone area as described and based on the Federal Emergency Management Agency's Flood Boundary and Flood-way Maps and Flood Insurance Rate Maps;

rticle VII cont.

§2 PRELIMINARY PLAN PROCEDURE (STEP TWO)

A. PROCEDURE

1. Within twelve months of the pre-application meeting the applicant shall submit a formal application for approval of a preliminary plan with proof of the appropriate fee paid. If an application is not submitted within this period of time the Planning Board shall require a new pre-application meeting.

2. The applicant shall request to be placed on the Planning Board agenda at least twenty-one (21) calendar days prior to a regularly scheduled meeting at which he wishes to be heard.

3. Upon receiving an application for preliminary plan approval, at a regularly scheduled Planning Board meeting, the Planning Board shall issue the applicant a dated receipt.

4. Within thirty (30) days from the receipt of an application by the Planning Board at a regularly scheduled Planning Board meeting the Planning Board shall notify the applicant in writing that the application is either complete or incomplete. If the application is incomplete the Planning Board shall notify the applicant, in writing, of the specific steps necessary to make a complete application.

5. Upon receiving an application the Planning Board shall notify all property owners within 500 feet of the proposed subdivision, specifying the location and a general description of the project.

6. A public hearing shall be held within thirty (30) days of a complete preliminary plan application. The Planning Board shall give notice of the date, time and place of such a hearing to be published twice in a local newspaper with the date of the first publication at least seven (7) days prior to the hearing.

7. Within thirty (30) days after a public hearing, the Planning Board shall either approve, approve with conditions or disapprove the preliminary plan. In issuing its decision the Planning Board shall state in writing the conditions of such approval, specifically:

   a. The changes it will require in the final plan.

   b. The character and extent of the required improvements for which waivers have been requested and which, in the opinion of the Planning Board, may be waived without jeopardy to the public health, safety and general welfare.

   c. The amount of the performance guarantee that the Planning Board will require for Final Plan Approval.

8. Approval of a preliminary plan shall not constitute approval of a Final Plan, rather it shall be viewed as a guide in the preparation of the Final Plan.

9. Prior to the approval of a Final Plan, the Planning Board may require additional changes in the Final Plan as the result of substantial new information.

10. The Planning Board may request an additional site inspection to view the location of lot markers, test pits and proposed roads prior to Final Plan Approval.

Article VII, Sec. 2, A cont.

11. The Applicant shall notify the Road Commissioner and the Fire Chief of the proposed Mobile Home Park including the number of lots proposed and length of roadways. The Planning Board shall require comments from these officials (to be obtained by the applicant) in writing on the facilities to service the proposed mobile home park.

B. PRELIMINARY PLAN SUBMISSION REQUIREMENTS

The complete preliminary plan submission requirements shall consist of the following information:

1. The Mobile Home Park Application: The applicant shall complete and sign seven (7) copies of the Mobile Home Park Application.

2. Fee: The applicant shall submit proof of the appropriate preliminary plan fees paid.

3. Location Map: The preliminary plan shall be accompanied by seven (7) copies of a location map showing the relationship of the proposed Mobile Home Park to adjacent properties and the surrounding area. The location map shall show all the area within five hundred (500) feet of any property line of the proposed Mobile Home Park. The location map shall show:

   a. Names of existing and proposed roads.

   b. Boundaries of land use districts, where applicable.

   c. Names of all owners of property abutting or directly across a road from the proposed Mobile Home Park.

   d. The outline of the proposed Mobile Home Park together with its probable access and an indication of the future street system.

4. PELIMINARY PLAT PLAN : The preliminary plan shall be submitted in seven (7) copies which may be printed or reproduced on paper drawn to a scale of not more than one hundred (100) feet to the inch. Where practical the sheet size of the drawings shall be 24" x 36" (inches) or as required by the Knox County Registry of Deeds. In addition, seven (7) copies of a plan reduced to a size of 11" x 14" (inches) shall be submitted. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval.

   A. Proposed name of mobile home park along with name, address and telephone number of the applicant, and the name, address and telephone number of the owner of the property, if different from the applicant.

   B. The date the plan was prepared with the name, address and telephone number of the person or company that prepared such.

   C. Scale of the drawings submitted and compass rose; all dimensions to be marked in feet or decimals of a foot.

   D. Contour lines showing elevations in relation to mean sea level at appropriate intervals to show the effect on the land of existing and proposed grades for areas proposed to be excavated or filled.

   E. Boundaries of the tract of land showing lot lines, abutting lots, districts within 1,000 feet as defined by the Land Use Ordinance and illustrated on the Town of Warren Tax

Article VII, Sec. 2, B, 4, E cont.

Assessor's Maps, with total acreage indicated and the Town of Warren Tax Assessor's map and lot number(s). The Planning Board may require a survey by a licensed surveyor.

F. Verification of right, title or interest the applicant has in the property.

G. A copy of the deed or deeds of the property together with copies of all covenants or deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.

H. Location of existing and proposed mobile homes and other structures.

I. Location of buildings or other structures on abutting properties within 500 feet of the property lines of the proposed park including names and addresses.

J. Location of existing public and private streets, roadways and rights-of-way.

K. Location of proposed access road to the mobile home park from public streets or roadways.

L. The following disclaimers shall be attached to the plan to be recorded at the Registry of Deeds and filed with the municipality as well as any other notes or conditions of approval:

1. "The land within the park shall remain in a unified ownership and the fee to lots or portions of lots shall not be transferred."
2. "No dwelling unit other than a manufactured housing unit shall be located within the park."

To any plan showing existing or proposed private roads:

3. "All roads in this mobile home park so marked shall remain private roads to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town of Warren, Maine."

M. An estimate of the average daily traffic projected to be generated by the park and a traffic impact analysis, if required, as stated by Article VIII, § 6-F of this Ordinance.

N. Location and arrangement of proposed off-street parking and loading areas and their appurtenant drives and maneuvering areas.

O. Location of existing and proposed pedestrian walkways.

P. Location of existing and proposed utilities and easements therefore, including sanitary sewerage, water supply, and electricity.

Q. Location, intensity, type, size and direction of all outdoor lighting.

R. Location and size of signs and all permanent outdoor fixtures.

S. Location and proposed use of areas proposed for outdoor recreation or for reserved open space as per Article VIII, §5 of this Ordinance.

T. Location and type of existing and proposed fences, hedges and other screening.

ticle VII, Sec. 2, B, 4 cont.

U. Location of existing natural drainage ways and proposed storm drainage facilities, including dimensions of culverts, pipes, etc.; Mobile Home Parks shall not be allowed in any area delineated as being within the 100 yr flood plain.

V. An analysis of ground water impact as required by Article VIII, §7-A of this Ordinance.

W. Information about Soils Conditions on the site of the proposed mobile home park. For subsurface sewage disposal proposed, the information shall include evidence of soil suitability according to the standards established in Article VIII, §11 of this Ordinance. The Site Plan shall show the location of soil test areas and natural wet areas.

X. A soil erosion and sedimentation control plan, prepared in accordance with the standards contained in the latest revision of the *Environmental Quality Handbook* published by the United States Soil Conservation Service.

Y. A "Preservation of Natural and Historic Features" map as required by Article VIII, §9 of this Ordinance.

Z. For projects within lake watershed districts a phosphorus control analysis and plan shall be submitted for review and approval.

§3 FINAL PLAN REVIEW PROCEDURES (STEP THREE)

A. PROCEDURE

1. Within six (6) months after approval of a preliminary plan, the applicant shall submit the Final Plat and supporting documentation for Final Plan Review. If the Final Plan is not submitted to the Planning Board within this period, the Planning Board may refuse, without prejudice, to act on the Final Plan and may require re-submission of the preliminary plan. The applicant shall request to be placed on the Planning Board agenda at least twenty one (21) calendar days prior to the regularly scheduled meeting at which he wishes to be heard.

2. Fee: The applicant shall submit proof of the appropriate Final Plan fees paid.

3. Prior to submittal of the Final Plan application, the following approvals shall be obtained, in writing, where appropriate.

    a. Maine Department of Human Services, if the applicant proposes to provide a central water supply system.

    b. The servicing sewer district, if an existing public sewage disposal system is to be used.

    c. Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system is to be utilized.

    d. Maine Manufactured Housing Board (If Applicable)

    e. Department of Environmental Protection (If Applicable)

4. The applicant, or his duly authorized representative, shall attend a regularly scheduled meeting of the Planning Board to discuss the Final Plan.

5. Upon determination that a complete application has been submitted for review, the Planning Board shall issue a dated receipt to the applicant.

B. SUBMISSION REQUIREMENTS - FINAL PLAN

The Final Plan shall be submitted in two (2) reproducible, stable based transparent originals, and three (3) copies. After Planning Board approval, one original will be recorded at the registry of deeds and one filed at the Town Office. The plans shall be drawn to a scale of not more than one hundred (100) feet to the inch. Where practical the sheet size of the drawings shall be 24" x 36" (inches). Space shall be reserved on the drawing for the conditions the Planning Board may impose, and the endorsement of the Planning Board. In addition, seven (7) copies of the Final Plan reduced to a size of 11 x 14" (inches) shall be submitted. The application for Final Plan approval shall include the following:

1. All of the information presented on the preliminary plan and location map and any amendments thereto as required by the Planning Board.

2. The name, registration number and seal of the land surveyor, architect, engineer, or planning consultant who prepared the plan.

3. Road names, pedestrian ways, lot easements, open spaces and other areas to be reserved for or dedicated to public use and/or ownership.

4. Sufficient data acceptable to the Code Enforcement Officer to readily determine the location, bearing and length of every street line, lot line, easement, and boundary line and to reproduce such lines upon the ground. Where practical, these should be tied to reference points previously established.

5. A copy of such covenants or deed restrictions, if any, as are intended to cover all or part of the tract.

6. Construction drawings showing a cross section of proposed roads and storm drains shall be included as required by the Planning Board.

7. Lots and blocks within the subdivision numbered in accordance with local practice.

8. Permanent monuments at all outside corners of the subdivision tract and referenced in the Final Plan. In addition, the outside perimeter of the property to be subdivided is to be clearly marked for complete identification of land boundaries.

9. Written offers of cession, in a form certified as satisfactory by the Town Attorney, of all land proposed to be dedicated to the Town of Warren.

10. A performance bond or guarantee in a form and amount meeting the requirements of Article X to secure the completion of all improvements required by the Planning Board, and written evidence that the Board of Selectmen has approved the bond or guarantee.

C. FINAL PLAN APPROVAL AND FILING

1. No Final Plan shall be approved by the Planning Board as long as the applicant is in default on a previously approved plan.

2. Upon findings of fact and determination that all standards in 30A M.R.S.A., § 4404 and all pertinent regulations have been met, and upon voting to approve the Mobile Home

ticle VII, Sec. 3, C, 2 cont.

Park, the Planning Board shall sign the Final Plan. The Planning Board shall specify in writing its findings of facts and reason for any conditions or denial. Any Mobile Home Park not recorded in the Registry of Deeds, by the applicant, within ninety (90) days of the date upon which the plan is approved and signed by the Planning Board shall be deemed void and shall require re-submission, review and approval.

3. At the time the Planning Board grants Final Plan approval, it may permit the plan to be divided into two or more sections subject to any conditions the Planning Board deems necessary in order to insure the orderly development of the Plan.

4. No changes, erasures, modifications, or revisions shall be made in any Final Plan after approval has been given by the Planning Board and endorsed in writing on the Plan, unless the revised Final Plan is first submitted to, and the Planning Board approves any modifications. Plan revisions after approval shall be made as further provided for in Article IX, §3 of this Ordinance. The Planning Board shall make findings that the revised plan meets the standards of 30A M.R.S.A. §4404, and these regulation. In the event that a plan is recorded without complying with this requirement, it shall be considered null and void, and the Code Enforcement Officer shall institute proceedings to have the Plan stricken from the records of the Registry of Deeds

5. The approval by the Planning Board of a Mobile Home Park plan shall not be deemed to constitute or be evidence of any acceptance by the Town of any road, easement, or other open space shown on such plan. When a park, playground, or other recreation area shall have been shown on the plan to be dedicated to the Town, approval of the Plan shall not constitute an acceptance by the municipality of such areas. The Planning Board shall require the Plan to contain appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the Municipal Officers covering future deed and title, dedication, and provision for the cost of grading, development, equipment, and maintenance of any such dedicated area.

6. Failure to commence construction of required roads within the Mobile Home Park within one (1) year of the date of approval and signing of the Plan or failure to complete work within two (2) years of the date of approval shall render the Plan null and void and a new application must be made. Upon determining that a Mobile Home Park's approval has expired under this paragraph, the Code Enforcement Officer shall have a notice placed in the Registry of Deeds to that effect. Construction of the proposed mobile home park is subject to the provisions of Article IX, §2-D of this Ordinance.

7. Limitation on Units

After the effective date of this Ordinance as stipulated in Article III, §3 of this Ordinance, mobile and modular homes as defined by Article XI, §3 of this Ordinance, and mobile homes meeting the safety standards contained in Article VIII, §10 of this Ordinance, may be located in a mobile home park sited within the Town of Warren, Maine. Excepting any units legally sited as of the effective date of this Ordinance as stipulated in Article III, §3 of this Ordinance, no manufactured housing unit which fails to meet the definition of mobile or modular home contained in Article XI, §3 of this Ordinance, or which otherwise fails to meet the safety standards contained in Article VIII, §10 of this Ordinance, travel trailers, units not suitable for year-round occupancy, or site built home shall be located in a mobile home park situated within the Town of Warren, Maine.

8. Expert Witnesses and Opinions

The Planning Board shall retain the right to call, cite, reference, examine, cross-examine, quote, or question any authority, expert, professional, or experienced individual of their choice whom, in their sole opinion, may have pertinent information regarding the

rticle VII, Sec. 3, C, 8 cont.
proposed mobile home park, at any time during the approval process or during the construction process; all costs of such shall be borne by the developer of the proposed mobile home park. Consultation shall be sought first from sources without fees.

§4 WAIVER

A. Waiver of Submission Requirements

Where the Planning Board makes written findings of facts that there are special circumstances of a particular site proposed to be subdivided, it may waive portions of the submission requirements to permit a more practical development, provided that the public health, safety and welfare are protected. The waivers should not have the effect of nullifying the intent and purpose of the comprehensive plan or any ordinance or regulation.

B. Waivers Conditionally Granted
In granting waivers to any of the provisions of these regulations, the Planning Board shall require such conditions as will assure that the objectives of these regulations are met. When the Planning Board grants a waiver to the above standards, it shall indicate such waiver on the Final Plan approval.

§5 APPEALS

Any aggrieved party having proper standing may within thirty (30) days, appeal any decision of the Planning Board under these regulations to the Superior Court of Knox County.

ARTICLE VIII – MINIMUM DESIGN & PERFORMANCE STANDARDS

§1 General Requirements

A. Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, and shall conform to all applicable State laws and local ordinances or regulations and shall be in conformity with the Land Use Ordinance of the Town of Warren, Maine. Where the provisions of this article conflict with specific provisions of the Subdivision Ordinance, or of the Land Use Ordinance, the provisions of this article shall prevail.

B. Where a developer elects to create a mobile home park where all land is under one ownership, the park plan shall show lots and the developer shall demonstrate that the development standards described herein are met.

C. The owner or operator of a mobile home park shall be responsible for ensuring the maintenance of all infrastructure, structures and their sites, including snow removal from all park roads and walkways and sanding where required. Park management shall conform to Maine State Laws. Compliance with this Ordinance shall not exempt the park owner, developer, or manager from complying with other applicable local, state, and federal codes and regulations.

D. No manufactured housing may be sited within the Town of Warren, Maine without either a bill of sale indicating the name, address, dealer registration number and sales tax certificate number of the person who sold or provided the manufactured housing to the buyer locating such housing in this Town; or evidence of certification of payment of the sales tax in accordance with Title 36, M.R.S.A., Section 1760, Subsection 40 and Title 36,

rticle VIII, Sec 1, D cont.

M.R.S.A., Section 1952-B. A copy of each document required for each housing unit shall be filed with the Code Enforcement Officer prior to the siting of said unit.

E. Mobile home parks shall only be allowed in the Rural District areas designated on the Town of Warren Land Use Zoning Map.

§2 Lot Area, Lot Width and Lot Coverage Requirements

Lots in a mobile home park shall meet the following lot area and lot width requirements.

A. Lots served by public sewer:
Min. lot area: .....6,500 square feet
Min. lot width: .....50 feet

B. Lots served by individual subsurface waste water disposal systems:
Min. lot area: .....20,000 square feet
Min. lot width: ..... 100 feet

C. Lots served by a central sewage system approved by the Maine Department of Human Services:
Min. lot area: ..... 12,000 square feet
Min. lot width: .....75 feet

D. The overall density of any park served by any subsurface wastewater disposal system shall not exceed one dwelling unit per 20,000 square feet of total park area.

E. The overall density of the mobile home park shall be the combined area of its mobile home lots plus the sum of the area required for road rights-of-way, the area required for buffer strips (if any), the open space area as defined in Article VIII, §5-A of this Ordinance (if the park is served by a public sewer).

F. Where lots front on a curved right-of-way or are served by a driveway, the frontage requirement shall be measured in a straight line perpendicular to the manufactured home.

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

§3 Unit Setback Requirements

A. The following minimum unit setbacks shall apply to all homes and accessory buildings located in the mobile home park:

	Lots served by public sewer	All other lots
Front setback	20 feet	20 feet
Side setback	10 feet	20 feet
Rear setback	10 feet	10 feet

B. Where bordering a public road, all structures shall meet the minimum setbacks of the Land Use Ordinance.

rticle VIII, cont.

§4 Buffering & Screening

A. A mobile home park shall have a buffer strip not less than 50 feet in width of which 25' shall remain as natural screening if, the mobile home park's residential density is at least two-times greater than:

1. The density of residential development on immediately adjacent parcels of land; or

2. If the immediately adjacent parcels of land are undeveloped, the maximum net residential density permitted by applicable municipal ordinances or state law. No structures or roads shall be located in the buffer strip.

§5 Open Space Reservation

For mobile home parks served by a public sewer:

A. An area no less than 10% of the total area of the mobile home park lots shall be reserved as open space. The area reserved as open space shall be maintained and used for its stated purpose. Parking space, driveways and streets and buffer areas are not considered useable open space but community recreation buildings, pools and courts are considered as open space.

B. At least 50% of the reserved open space shall have slopes less than 5%, shall not be located on poorly or very poorly drained soils, and shall be accessible directly from roads within the park.

C. All developed open space shall be designed and landscaped for the use and enjoyment of the park residents and shall be maintained for their long term use. Plans for these areas shall be submitted in the approval application.

D. To the maximum extent possible, undeveloped open space shall be left in its natural state. Improvements to make trails for walking and jogging or to make picnic areas are permitted. Plans for these areas shall be submitted in the approval application.

E. The developer shall submit as part of the application, a copy of that portion of the proposed mobile home park rules and a plan which specify how the open space is to be used and maintained and what conditions are to apply to its use. The plan shall specify the areas to be dedicated to open space, recreation, and storage.

F. The Planning Board may waive the requirement for open space when the park is located within one half mile of a publicly owned recreation area of equal or greater area.

G. Reserved open space shall not be used for future mobile home lots.

§6 Road Design, Circulation, Traffic Impacts and Parking
Roads within a park shall be designed by a Professional Engineer, registered in the State of Maine.

A. Roads which the applicant proposes to be dedicated as public ways shall be designed and constructed in accordance with the standards for roads as detailed in Article VII of the Subdivision Ordinance.

Article VIII, Sec. 6 cont.

B. Roads which the applicant proposes to remain private ways shall meet the following minimum design standards.

1. For roads:
   i. Minimum right of way width: 23 feet
   ii Minimum width of traveled way: 20 feet
2. Cul-de-sac turnarounds shall have a minimum property line radii of 66 feet and 55 foot outer edge of travel way radii, exclusive of any parking areas.
3. All roads shall be built to acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board.
4. The park owner or management shall be responsible for snow removal and sanding on all park roads.

C. Any mobile home park expected to generate average ~~daily~~ traffic of 200 trips per day or more shall have at least two road connections with existing public roads. Any road within a park with an average daily traffic of 200 trips per day or more, shall have at least two road connections leading to existing public roads, other roads within the park, or other roads shown on an approved subdivision plan.

D. No individual lot within a park shall have direct vehicular access onto an existing public road.

E. The intersection of any road within a park and an existing public road shall meet the following standards:

1. The desired angle of intersection shall be 90°. The minimum angle of intersection shall be 75°.

2. The maximum permissible grade within 75 feet of the intersection shall be 2%.

3. A minimum sight distance of 10 feet for every mile per hour of posted speed limit on the existing road shall be provided. Sight distances shall be measured from the driver's seat of a vehicle that is 10 feet behind the curb or edge of shoulder line with the height of the eye $3\frac{1}{2}$ feet above the pavement and the height of object $4\frac{1}{4}$ feet.

4. The center line of any road within a park intersecting an existing public road shall be no less than 125 feet from the center line of any other road intersecting that public road.

5. No connection of a road within a mobile home park shall be made with any public road unless the public road meets or exceeds the standards for roads in Article VII of the Subdivision Ordinance.

6. Where necessary to safeguard against hazards to traffic, pedestrians and/or to avoid traffic congestion, turning lanes, traffic directional islands, frontage roads, and traffic controls shall be provided on public roads at the developers expense.

F. The application shall contain an estimate of the average daily traffic projected to be generated by the park. Estimates of traffic generation shall be based on the Trip Generation Manual, 1987 edition, published by the Institute of Transportation Engineers. If the park is projected to generate more than 400 vehicle trip ends per day, the application shall also include a traffic impact analysis, by a professional engineer registered in the State

rticle VIII, Sec 6, F, cont.
of Maine with experience in transportation engineering.

G. Each lot shall be legibly marked for identification, and easily accessible to emergency vehicles, permitting fire apparatus and emergency vehicles to approach within 100 feet.

H. Curvelinear roads shall be utilized within the park wherever possible. No road within the park shall be more than 300 feet long without a curve or bend.

I. All roads within the park and connecting with roads outside the park shall be marked with signs designating their name, appropriate safety and stop signs, and with appropriate lines and markings painted on them, all approved by the Road Commissioner. Proposed road names shall be approved by the Planning Board.

J. On-street parking shall be prohibited within the park unless an eight foot parking lane is provided in addition to the road width requirements of Article VIII, §6-B of this Ordinance, in which case on-street parking may be permitted on the side of the road where the parking lane is located.

K. For each mobile home lot there shall be provided and maintained at least two hard surfaced off-street parking spaces. Each parking space shall contain a minimum of 200 square feet with minimum dimensions of 10 feet by 20 feet.

§7 Ground Water Impacts

A. Assessment Submitted

Accompanying the application for approval of any mobile home park which is not served by public sewer shall be an analysis of the impacts of the proposed mobile home park on ground water quality. The hydrogeological assessment shall be prepared by a certified geologist or professional engineer registered in the State of Maine, experienced in hydrology and shall contain at least the following information.

1. A map showing the basic soils types.

2. The depth to the water table at representative points throughout the mobile home park.

3. Drainage conditions throughout the mobile home park.

4. Data on the existing ground water quality, either from test wells in the mobile home park or from existing wells on neighboring properties.

5. An analysis and evaluation of the effect of the mobile home park on ground water resources. The evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the mobile home park, at the mobile home park boundaries and at a distance of 1000 feet from potential contamination sources, whichever is a shorter distance. For mobile home parks within the watershed of a lake, projections of the development's impact on groundwater phosphate concentrations shall also be provided.

6. A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the mobile home park and within 300 feet of the mobile home park boundaries.

Article VIII, Sec. 7, cont.

B. Standards for Acceptable Ground Water Impacts

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

2. No mobile home park shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Water Standards. No mobile home park shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards.

3. If ground water contains contaminants in excess of the primary standards, and the mobile home park is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.

4. If ground water contains contaminants in excess of the secondary standards, the mobile home park shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.

C. Subsurface waste water disposal systems and drinking water 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 note on the Plan.

§8 Conversion

No development or subdivision which is approved under this Ordinance as a mobile home park may be converted to another use or individual lots sold without the approval of the Planning Board, and meeting the appropriate lot size, lot width, setback and other requirements of the applicable district.

§9 Preservation of Natural and Historic Features

The Planning Board shall require that the proposed park include a landscape and management plan that will show the preservation of scenic, historic or environmentally desirable areas or any areas identified in the Comprehensive Plan or by the Maine Critical Areas Program as rare and irreplaceable areas.

§10 Safety Standards

The standards in Article VIII, §10 shall apply to all manufactured housing built before June 15, 1976, or any manufactured housing not built according to the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70, to be located in a mobile home park in the Town of Warren, Maine. The park owner shall have the burden of proving to the Code Enforcement Officer that these standards are met.

A. Exit Facilities - Exterior Doors

1. Required egress doors shall not be located where a lockable interior door must be used in order to exit.

2. Homes shall have a minimum of two exterior doors not less than twelve feet from each other as measured in any straight line direction regardless of the length of travel between doors. One of the required exit doors must be accessible from the doorway of each bedroom without traveling more than 35 feet.

rticle VIII, Sec. 10, A, cont.

3. All exterior swinging doors shall provide a minimum 28 inches wide by 74 inches high clear opening. All exterior sliding glass doors shall provide a minimum 28 inches wide by 72 inches high clear opening. Locks shall not require the use of a key for operation from the inside.

B. Exit Facilities - Egress Windows and Devices
Mobile homes shall have the following emergency egress facilities:

1. Every room designated expressly for sleeping purposes, unless it has an exit door, shall have at least one outside window or approved exit device. If an exit window or device is installed, it shall be listed in accordance with procedures and requirements of AAMA 1704-1985.

2. The bottom of the window opening shall not be more than 36 inches above the floor.

3. Locks, latches, operating handles, tabs and any other window, screen or storm window devices, which need to be operated in order to permit exiting, shall not be located in excess of 54 inches from the finished floor.

C. Interior Doors

Each interior door, when provided with a privacy lock, shall have a privacy lock that has an emergency release on the outside to permit entry when the lock has been locked by a locking knob, lever, button or other locking devices on the inside.

D. Fire Detection Equipment

1. At least one smoke detector (which may be a single station alarm device) shall be installed in the home in the following locations:

i. A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom door unless a door separates the living area from that bedroom area, in which case the detector shall be installed on the living area side as close to the door as practical. Homes having bedroom areas separated by any one or combination of communication areas such as kitchen, dining room, living room, or family room (but not a bathroom or utility room) shall have at least one detector protecting each bedroom area.

ii. When located in hallways, the detector shall be between the return air intake and the living area.

iii. The smoke detector shall not be placed in a location which impairs its effectiveness.

iv. Smoke detectors shall be labeled as conforming with the requirements of Underwriters Laboratory Standards No. 217, Third Edition, 1985, as amended through October 8, 1985, for single and multiple station smoke detectors.

2. Each smoke detector shall be installed in accordance with its listing. The top of the detector shall be located on a wall four inches to twelve inches below the ceiling. However, when a detector is mounted on an interior wall below a sloping ceiling, it shall be located four inches to twelve inches below the intersection on the connecting exterior wall and the sloping ceiling (cathedral ceiling). The required detector(s) shall be attached

rticle VIII, Sec. 10, D, 2, cont.

to an electrical outlet box and the detector connected by permanent wiring method into a general electrical circuit. There shall be no switches in the circuit to the detector between the over-current protection device protecting the branch circuit and the detector. The smoke detector shall not be placed on the same branch circuit or any circuit protected by a ground fault circuit interrupter.

E. Flame Spread

1. Ceiling interior finish shall not have a flame spread rating exceeding 75.

2. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with a flame spread rating not exceeding 25. Sealants and other trim material two inches or less in width used to finish adjacent surfaces within this space are exempt if supported by framing members or by materials having a flame spread rating not exceeding 25.

3. Exposed interior finishes adjacent to the cooking range shall have a flame spread rating not exceeding 50.

4. Kitchen cabinet doors, counter tops, back splashes, exposed bottoms, and end panels shall have a flame spread rating not to exceed 200.

5. Finish surfaces of plastic bathtubs, shower units, and tub or shower doors shall not exceed a flame spread rating of 200.

6. No burner of a surface cooking unit shall be closer than twelve horizontal inches to a window or an exterior door.

F. Kitchen Cabinet Protectors

1. The bottom and sides of combustible kitchen cabinets over cooking ranges to a horizontal distance of six inches from the outside edge of the cooking range shall be protected with at least $^{5}/_{16}$ inch thick gypsum board or equivalent limited combustible material. One inch nominal framing members and trim are exempted from this requirement. The cabinet area over the cooking range or cooktops shall be protected by a metal hood with not less than a three inch eyebrow projecting horizontally from the front cabinet face. The $^{5}/_{16}$ inch thick gypsum board or equivalent limited combustible material which is above the top of the hood may be supported by the hood. A $^{3}/_{8}$ inch enclosed air space shall be provided between the bottom surface of the cabinet and the gypsum board or equivalent limited combustible material. The hood shall be at least as wide as the cooking range.

2. The metal hood will not be required if there is an oven at least as wide as the cooking range installed between the cabinet and the range, centered above the range.

3. Ranges shall have a vertical clearance above the cooking top of not less than 24 inches to the bottom of combustible cabinets.

G. Carpeting

Carpeting shall not be used in a space or compartment designed to contain only a furnace and/or water heater. Carpeting may be installed in other areas where a furnace or water heater is installed, provided that it is not located underneath the furnace or water heater.

rticle VIII, Sec. 10, cont.

H. Heating and Fuel Burning System

A person holding a master license issued by the State of Maine Oil and Solid Fuel Examining Board shall inspect and certify in writing that the heating and fuel system meets the requirements of NFPA-31 - Installation of Oil Burning Equipment as adopted by that Board.

I. Electrical System

A person holding a master license issued by the State of Maine Electricians Examining Board shall inspect and certify in writing that the electrical system is safe and meets the National Electrical code in effect at the time the home was manufactured.

§11 Sanitary Standards

A. Sewage Disposal

1. All water carried sewage shall be disposed of by means of one of the following:

i. A centralized private sewer system approved by the State of Maine Department of Human Services, serving each mobile home lot in the mobile home park.

ii. Individual subsurface sewage systems meeting the requirements of the State of Maine Plumbing Code

2. All subsurface sewage systems shall be located on soils approved by the local Plumbing Inspector + Licensed Soil Evaluator.

B. Refuse Disposal

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. .

§12 Fire Protection

A. If the mobile home park is to contain 20 living units or more and the park is not served by a piped central or public water supply then the developer shall construct a pond or ponds with suitable dry hydrant(s) within $^1/_2$ mile of the proposed park to provide adequate water storage for fire-fighting purposes. An easement shall be granted to the Town of Warren, Maine granting access to and maintenance of the dry hydrant(s) where necessary. The Planning Board may waive this requirement only upon submittal of evidence that there is an existing pond with dry hydrant(s) within $^1/_2$ mile of the proposed mobile home park or that the soil types within $^1/_2$ mile of the proposed mobile home park will not permit their construction. The burden of proving this rests solely with the developer.

B. If the park is served by a piped central or public water supply then the developer shall install fire hydrants within the park at the rate of one hydrant for every six units or less.

§13 Storm Drainage

A storm drainage plan shall be prepared by a professional engineer licensed by the State of Maine

Article VIII, Sec. 13, cont.

showing ditching, culverts, storm drains, easements, and other proposed improvements sufficient to accommodate a 25-year storm. Said storm drainage construction shall conform to the standards set forth in Article VIII, A + B of the Subdivision Ordinance.

§14 Storage

At least 294 cubic feet (for example, a utility building measuring approximately 6' wide by 7' long by 7' high or equivalent) of enclosed tenant storage facilities shall be conveniently provided on or near each mobile home lot for the storage of materials and equipment.

§15 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. State rules and regulations shall take precedence over local rules and regulations in the event there is a conflict.

§16 Signs

Signs and advertising devices shall be prohibited in the mobile home park except:

A. One identifying sign at each entrance of the mobile home park no larger than 18 square feet which may be indirectly lit, but not flashing.

B. Directional and informational signs for the convenience of tenants and the public relative to parking, office, traffic movement, etc.

C. Mobile/manufactured home "for sale" signs, provided that such signs that face a public road shall be no more than 10 square feet and shall be limited to one sign per mobile home.

D. Mobile/manufactured home address signs.

E. Each mobile/manufactured home shall have a # on it for identification purposes. The styles and location of the identifying sign shall not interfere with vehicle sight distance.

ARTICLE IX – ENFORCEMENT

§1 Construction Inspection

A. At least five days prior to completing each major phase of construction of required improvements, the developer or builder shall:

1. Notify the Code Enforcement Officer in writing of the time when it is proposed to complete construction of the following phases of construction so that the Municipal Officers can cause inspection to be made to assure that all municipal specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Planning Board:

   i. Roads and Walkways
   ii. Septic and Drainage
   iii. Utilities, Lighting and Signs

Article IX, Sec. 1, A, 1, cont.

iv. Fire Pond and Open Space, if required
v. Unit Siting, Buffers, and Utility Building Siting

B. If the inspecting official finds upon inspection that any of the required improvements have not been constructed in accordance with the plans and specifications filed for the mobile home park, it shall be so reported in writing to the Selectmen, Planning Board, developer and owner of the mobile home park. The Selectmen shall take any steps necessary to preserve the rights of the Town of Warren, Maine.

C. If at any time before or during the construction of the required improvements it appears to be necessary or desirable to modify the required improvements, the inspecting official is authorized to approve minor modifications due to unforeseen circumstances such as encountering hidden outcrops of bedrock, natural springs, etc. The inspecting official shall issue any approval under this article in writing and shall transmit a copy of the approval to the Planning Board. Revised plans shall be filed with the Chairman of the Planning Board. For major modifications, such as relocation of rights-of-way, property or lot boundaries, changes of grade by more than 1%, etc., the developer or owner shall obtain permission in writing to modify the plans from the Planning Board.

D. Upon completion of road construction, a written certification signed by a professional engineer registered in the State of Maine shall be submitted to the Chairman of the Planning Board at a regular scheduled Planning Board meeting, at the expense of the applicant, certifying that the road(s) meet or exceed the design and construction requirements of this Ordinance.

§2 Violations

A. No mobile home park plan shall be recorded in the Registry of Deeds until a Final Plan has been approved and signed by the Planning Board in accordance with this Ordinance.

B. No person, corporation or other legal entity may sell or rent or offer to sell or rent any land in a mobile home park which has not been approved by the Planning Board and recorded in the Registry of Deeds.

C. No public utility, water district or sewer district shall serve any lot in a mobile home park for which a final Plan has not been approved by the Planning Board and recorded in the Registry of Deeds.

D. No development of the infrastructure of a mobile home park may begin until Final Plan approval by the Planning Board and recording in the Registry of Deeds. Development includes the grading and construction of roads, the grading of lots, utility installations, siting of mobile homes, and construction of buildings.

§3 Park Plan Amendments After Approval

No changes, erasures, or modifications shall be made in a Final Plan after approval has been given by the Planning Board unless the plan is first resubmitted and the Planning Board approves any modifications. The applicant is not required to go through the complete review process of an amendment to an existing mobile home park, unless, in the judgment of the Planing Board the amendment substantially alters the character of the original mobile home park, or unless the change constitutes a new mobile home park. If an amended Final Plan is recorded without complying with this requirement, it shall be null and void. The Code Enforcement Officer may institute proceedings to have the plan stricken from the Registry of Deeds.

rticle IX, cont.

§4 Enforcement

The Code Enforcement Officer or the Selectmen of the Town of Warren, Maine, upon finding that any provisions of this Ordinance or the conditions of any approval(s) is being violated, are authorized to institute legal proceedings to enjoin violations of this Ordinance.

§5 Penalties

Any person, firm or corporation being the owner or having control or use of any residential building or infrastructure constructed or placed in violation of any of the provisions of this Ordinance shall be fined in accordance with the penalty provisions of Title 30-A M.R.S.A. Section 4452, along with any other pertinant civil penalties.

ARTICLE X – PERFORMANCE GUARANTEES

§1 Applicability of Article X

The provisions of this article shall be in lieu of the Performance Guarantee requirements of the Subdivision Ordinance.

§2 Types of Performance Guarantees

With submittal of the application for Final Plan approval, the developer shall provide one of the following performance guarantees for an amount adequate to cover the total construction costs of all required improvements, taking into account the time-span of the construction schedule and the inflation rate for construction costs:

A. Either a certified check payable to the Town or a savings account or certificate of deposit naming the Town as owner, for the establishment of an escrow account; or

B. A performance bond payable to the Town issued by a surety company, approved by the Selectmen; or

C. An irrevocable letter of credit from a financial institution establishing funding for the construction of the mobile home park, from which the Town may draw if construction is inadequate, approved by the Selectmen.

The conditions and amount of the guarantee shall be determined by the Board with advice of the Code Enforcement Officer, Road Commissioner, Selectmen, and/or Town Attorney.

§3 Contents of Guarantee

The performance guarantee shall contain a construction schedule, cost estimates for each major phase of construction taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guarantee to the developer, and a date after which the developer will be in default and the Town shall have access to the funds to finish construction.

§4 Escrow Account

A cash contribution to the establishment of an escrow account shall be made by either a certified

rticle X, Sec. 4, cont.

check made out to the municipality, the direct deposit into a savings account, or the purchase of a certificate of deposit. For any account opened by the developer, the municipality shall be named as owner or co-owner, and the consent of the municipality shall be required for a withdrawal. Any interest earned on the escrow account shall be returned to the developer unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the developer and the amount withdrawn to complete the required improvements.

§5 Performance Bond

A performance bond shall detail the conditions of the bond, the method for release of the bond or portions of the bond to the developer, and the procedures for collection by the municipality. The bond documents shall specifically reference the mobile home park for which approval is sought.

§6 Letter of Credit

An irrevocable letter of credit from a bank or other lending institution shall indicate that funds have been set aside for the construction and completion of the mobile home park and may not be used for any other project or loan.

§7 Phasing of Development

The Board may approve plans to develop a mobile home park in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed mobile home park street which is covered by a performance guarantee. When development is phased, road construction shall commence from an existing public way and shall provide for adequate fire protection and provide and maintain an adequate cul-de-sac. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.

§8 Release of guarantee

Prior to the release of any part of the performance guarantee, the Board shall determine to its satisfaction, in part upon the report of the inspecting official and whatever other agencies and departments may be involved, that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.

§9 Default

If, upon inspection, the inspecting official finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he shall so report in writing to the Code Enforcement Officer, the Municipal Officers, the Board, and the developer or builder. The Municipal Officers shall take any steps necessary to preserve the Town's right.

ARTICLE XI – DEFINITIONS

§1 Construction of Language
In general, all words and terms used in this Ordinance shall have their customary dictionary meanings. More specifically, certain words and terms shall be described below.

§2 Relationship to Other Town Ordinances
Where there is a conflict between the language contained in this Ordinance and any other Town ordinances, the stricter language shall apply for purposes of this Ordinance.

§3 Definitions

Central Sewage System: "central sewage system" means that a system is designed to collect sewage off two or more individual lots and convey it to another area where the sewage is disposed in a manor approved by the Division of Health Engineering. A central system may consist of more than one cluster in different areas of the park.

Code Enforcement Officer: A person appointed by the Selectmen of the Town of Warren, Maine to enforce this Ordinance. Reference to the Code Enforcement Officer may be construed to include Building Inspector, Plumbing Inspector, Electrical Inspector, and the like, where applicable.

Comprehensive Plan: Any part or element of the overall plan for development of the Town of Warren, Maine as defined in Title 30-A, M.R.S.A. §4301 and as the same may be amended from time to time.

Driveway: A private vehicular entrance from a road or right-of-way. The driveway itself shall not constitute the means of legal access along which frontage may be measured.

Environmentally sensitive areas: Wetlands, swamps, dune areas, wildlife habitat areas, prime agricultural areas, areas with steep slopes, areas with poorly drained soils if not on a public sewer, and flood plain areas (subject to a 100 year flood).

Family: One or more persons occupying a premise and living as a single housekeeping unit.

Frontage: The linear distance between the sidelines of a lot, measured along the line that borders upon whatever right-of-way serves as legal access to the lot. For the purposes of these regulations, the following ways shall constitute legal access to a lot along which frontage may be measured:

A. A way accepted by or established as belonging to the Town of Warren, Maine, or the State of Maine, provided access is not specifically prohibited.
B. A road way, whether dedicated to public ownership or not, as shown on an approved mobile home park plan; this road way must have been constructed before consideration for lot access.

Hard surfaced: A covering for roads and walkways comprising any hard material such as packed gravel, pea stone, asphalt, concrete, or paving blocks but not including sand, soil, clay, loam, or wood.

Land Use Ordinance: The Town of Warren, Maine Land Use Ordinance as adopted in March

\rticle XI, cont.
1983 by the Town and its subsequent amendments.

Lot Area: The total horizontal area within the lot lines.

Lot Coverage: The total horizontal area within the lot lines.

Lot Width: The distance between the side boundaries of the lot measured at the front setback line.

Manufactured Housing Unit: A 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. For the purposes of this section, two types of manufactured housing are included. These two types are:

A. Those units constructed after June 15, 1976, commonly called "newer mobile homes," 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; this term also includes any structure which meets all the requirements of this subparagraph, 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 States Code, Title 42, Section 5401, et seq.; and

B. Those units commonly called "modular homes," which the manufacturer certifies are constructed in compliance with Title 10, Chapter 957, and rules adopted under that chapter, 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 the required utilities including the plumbing, heating, air conditioning or electrical systems contained in the unit.

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. The Planning Board may require a lot to be designated on a mobile home park plan.

Mobile Home Park: A parcel of land under unified ownership approved by the Planning Board designed and/or used to accommodate three or more manufactured housing units.

Mobile Home Subdivision or Development: A parcel of land approved by the Planning Board designed and/or used to accommodate three or more manufactured housing units on individually owned lots.

M.R.S.A.: The abbreviation for *Maine Revised Statutes, Annotated*, the definitive source for all state statutes as published and updated by the State of Maine.

Normal High Water Mark of Inland Waters: That line of the shores and banks of non-tidal water which is apparent because of the different character of the soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (by way of illustration , aquatic

Article XI, cont.

vegetation includes but is not limited to the following plant and plant groups: water lily, pond lily, pickerelweed, cattail, wild rice, sedges, rushes, and marsh grasses, and terrestrial vegetation included but is not limited to the following plants and plant groups, Upland grasses, aster, lady slipper, wintergreen, patridgeberry, sarsaparilla, pines, cedars, oaks, ash, alders, elms, and maples). In places where the shore or bank is of such character that the high water mark shall be estimated from places where it can be determined by the above method.

Planning Board: The Planning Board of the Town of Warren, Maine as created by 30, M.R.S.A. 4952. The Planning Board shall be responsible for administration of this ordinance.

Road: Public and private ways such as alleys, avenues, boulevards, highways, roads, streets, lanes and other rights-of-way, as well as areas on mobile home park plans designated as rights-of-way.

Road Commissioner: The elected officer of the Town of Warren, Maine in charge of the roads of said Town.

Selectmen: The primary elected officers of the Town of Warren, Maine.

Setback: The horizontal distance from a lot line to the nearest part of a structure.

Setback from Water: The horizontal distance from the normal high water mark to the nearest part of a structure.

Subdivision Ordinance: The Town of Warren, Maine Subdivision Ordinance as adopted August 1989 by the Town and its subsequent amendments.

§: A symbol used by legislating bodies or entities meaning "section."

ARTICLE XII – INDEX OF THIS ORDINANCE

§1 INDEX ARTICLE, SECTION + PAGE

Administration	Article III, §2, 2
Adoption of Amendment	Article V, §2, 3
Appeals	Article VII, §5, 11
Applicability and Review of Article VII	Article VII, §1, 4
Applicability of Article X	Article X, §1, 22
Applicability to this Ordinance	Article III, §4, 2
Applicants Rights not Vested	Article VI, §1, B-5, 4
Authority	Article III, §1, 1
Buffering & Screening	Article VIII, §4, 13
Conflict with other Ordinances	Article IV, §2, 2
Construction Inspection	Article IX, §1, 20
Construction of Language	Article XI, §1, 24
Contents	Article I, §1, 1
Contents of Guarantee	Article X, §3, 22
Conversion	Article VIII, §8, 16
Default	Article X, §9, 23
Definitions	Article XI, §1, 24
Effective Date	Article III, §3, 2
Enforcement	Article IX, §4, 22
Escrow Account	Article X, §4 , 22
Fees	Article III, §5 , 2
Final Plan Review Procedures	Article VII, §3, 8
Final Plan Submission Requirements	Article VII, §3-B, 9
Final Plan Approval and Filing	Article VII, §3-C, 9
Fire Protection	Article VIII, §12, 19
General Requirements	Article VIII, §1, 11
Ground Water Impacts	Article VIII, §7, 15
Index	Article XII, §1, 27
Initiation of Amendment	Article V, §1, 2
Letter of Credit	Article X, §6, 23
Lot Area, Lot Width and Lot Coverage Requirements	Article VIII, §2, 12
Open Space Reservation	Article VIII, §5, 13
On-Site Inspection	Article VI, §1 , B-3, 3
Park Plan Amendments After Approval	Article IX, §3, 21
Penalties	Article IX, §5, 22
Performance Bond	Article X, §5, 23
Phasing of Development	Article X, §7, 23

rticle XII, Sec.1, cont.

Pre-application Meeting	Article VI, §1, B, 3
Pre-application Procedure	Article VI, §1, 3
Preliminary Plan Procedure	Article VII, §2, 5
Preliminary Plan Submission Requirements	Article VII, §2, B, 6
Preliminary Plat Plan	Article VII, §2 B-4, 6
Preservation of Natural and Historic Features	Article VIII,§9, 16
Purpose	Article II, §2, 1
Relationship to Other Town Ordinances	Article XI, §2, 24
Release of guarantee	Article X, §8, 23
Road Design, Circulation, Traffic Impacts and Parking	Article VIII, §6, 13
Safety Standards	Article VIII, §10, 16
Sanitary Standards	Article VIII, §11, 19
Severability	Article IV, §1, 2
Signs	Article VIII, §16, 20
Storage	Article VIII, §14, 20
Storm Drainage	Article VIII, §13, 19
Title	Article II, §1, 1
Types of Performance Guarantees	Article X, §2, 22
Unit Setback Requirements	Article VIII, §3, 12
Utility Requirements	Article VIII, §15, 20
Violations	Article IX, §2, 21
Waiver	Article VII, §4, 11