

**MOBILE HOME PARK ORDINANCE
TOWN OF SIDNEY, MAINE**

An Ordinance to protect the health, welfare and public safety of the citizens of the Town of Sidney by enacting some rules and regulations pertaining to mobile home parks.

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I. DEFINITION

For the purpose of this Ordinance, the following words and phrases shall have the meanings ascribed to them in this section.:

- A. "Manufactured Housing" means a structural unit or units, generally known as mobile homes or modular homes, 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.
 - 1. Not included are travel trailers and units not suitable for year round occupancy.
- B. "Mobile Home Park" means a parcel of land under unified ownership approved by the Town of Sidney for the placement of three or more manufactured homes.
- C. "Mobile home Park Lot" means the area of land on which an individual home is located within a mobile home park and which is reserved for use by the occupants of that home. A mobile home park lot must be designated on the mobile home park plan.
- D. "Access Road" is any road connecting with a town road to the bounds of the mobile home lot or lots nearest to the town road.
- E. "Service Street" is any road other than an access road within a mobile home park.

II. - Permits

The following provisions shall apply to permits pertaining to mobile home parks:

A. Mobile Home Park Permits Required

1. No person shall construct, maintain, operate or alter any mobile home park in the Town of Sidney unless such person has a valid permit issued as required in Section II, Paragraph B after meeting the requirements of this Ordinance.

B. Fees for Issuance of Permits

1. The Planning Board, upon receipt of written application, approved plans and payment of \$25 plus \$5 per lot, shall give authorization for the issuance of a mobile home park construction permit by the Code Enforcement Officer. All applicable standards and requirements as specified in Section III of this Ordinance must be met in order for such authorization to be given.
2. An inspection shall be made to determine that the requirements of Section III of this Ordinance have been met by the applicant. The Planning Board, after inspection, shall issue an occupancy permit to allow the mobile home park to operate.
3. The Planning Board shall renew mobile home occupancy permits to holders of such permits, upon compliance with all applicable provisions of this Ordinance and payment of a renewal fee of \$25 plus \$5 for each lot.
4. All mobile home park permits expire on December 31.

C. Initial and Renewal Applications for Mobile Home Parks

1. Initial applications for mobile home park construction permits shall be accompanied by three sets of plans drawn to scale of 1" equals 100' by a civil engineer or land surveyor showing the following information:
 - a. The area and dimensions of the tract of land.
 - b. The maximum number, location and size of all mobile home lots, playground areas, buffer zones, green strips, and enclosed refuse storage areas.
 - c. The location of any existing or proposed buildings or structures.
 - d. The location and width of roads, streets, and walkways.

- e. The location of water, sewer, and electrical lines and the sewage disposal systems.
 - f. The location of all structures on abutting lands.
 - g. A copy of the deed of the property.
2. As a part of the initial application or a renewal application that proposes extensions or alterations, the applicant shall provide written notice to all abutting landowners.
 3. Renewal applications for mobile home park occupancy permits shall be accompanied by plans, drawn to scale of 1" equals 100' by a civil engineer or land surveyor, showing any proposed extensions or alterations, which extensions or alterations shall be made to conform to the applicable provisions of this Ordinance before renewal applications shall be granted.
 4. The making of extensions or alterations without such prior approval shall be cause for immediate revocation of the mobile home park occupancy permit after notice and hearing.
 5. Initial and renewal applications shall contain such other information as may be required by the Planning Board to determine that all provisions of this Ordinance will be complied with.

III. - MOBILE HOME PARK DEVELOPMENT REQUIREMENTS

Mobile home parks, where permitted under the provisions of this Ordinance, shall conform to the following minimum standards, in addition to all pertinent state, federal and local health regulations:

A. Retaining of Vegetation

1. Natural vegetation and trees shall be retained whenever possible consistent with the permitted construction of lots, roads, streets and sidewalks.

B. Location

No mobile home park shall be located as to be:

1. Inaccessible from accepted town roads.
2. Within 250' of swamps, marshes or other wetlands.
3. On poorly drained land or on land unsuitable for septic tank disposal of sewage, providing a public sewage system is unavailable.
4. On land subject to seasonal flooding, erosion, fire safety or traffic hazards.

5. On land which is exposed to chronic nuisances, such as noise, smoke, fumes or odors.
6. No mobile home lot within a mobile home park shall be located within 150' of any river, stream, lake, or pond.
7. The applicant must prove, through certification by a professional engineer, that the development of the mobile home park will not pollute any existing water supply or aquifer. The applicant must also prove the development will not violate any state law relative to land development, subdivision, or use.

C. Access

1. No mobile home park shall be developed unless adequate access for mobile homes and attached vehicles, fire fighting equipment, fuel delivery, refuse collection, public service vehicles and other vehicles is provided.

D. Road/Street Construction

1. Every road or street (hereafter called road) within or accessing a mobile home park shall have a right of way of not less than 23', of which 20' must be paved.
 - a. All roads shall be adequately surfaced, well drained and maintained.
2. Should parallel parking be provided on a road, said parking lane(s) shall each be a minimum of 8' in width, in addition to the requirements of Section III, D. 1.
3. Should walkways be provided they must link all units and all service and recreational facilities. Walkways must be adequately surfaced and have a minimum width of 3', in addition to the requirements of Section III, D. 1 & 2.
4. A 40' tapered opening shall be provided abutting any town or state road or highway, and visibility must meet state requirements.
5. On dead end roads a cul-de-sac of 50' radius minimum shall be provided-

-or-

30' from the end of the road a turn-around 50' wide and 50' deep shall be provided, preferably on left side of the road.
6. Roads within a mobile home park which are to be offered for acceptance to the Town of Sidney shall meet the minimum road standards of the Town of Sidney.

7. No mobile home lot may have vehicular access directly onto a state or town highway or road.
8. No road within a park shall be more than 200 feet without a curve or bend.

E. Area

1. The area of every mobile home park shall include provisions for:
 - a. Designated individual mobile home lots.
 - b. Necessary access road and service streets.
 - c. Adequate off-street parking for motor vehicles, with a minimum of two spaces per lot. A parking space is considered to be 10' x 20'.
 - d. A buffer strip 45' wide which shall be provided along all properties that abut residential land which has a gross density of less than half that proposed in the park. No structures, streets or utilities may be placed in the buffer strip except that they may cross a buffer strip to provide services to the park.
2. Should a playground or other recreational area be provided it shall include an area not less than 150 square feet for each individual mobile home lot and be restricted exclusively for playground and/or recreational use. It shall be protected from streets, parking areas and abutting mobile home park lots. Such areas shall have a well drained stabilized surface maintained in good repair and shall be located not less than 35' from any road or street.

F. Grading

1. Every mobile home park lot, road, street and walkway shall be properly graded and drained for disposal of surface and storm water.

G. Screening of Mobile Home Parks

1. Screening shall be provided as provided in Section VI, Paragraph N of the Zoning Ordinance of the Town of Sidney.

H. Individual Mobile Home Lots

1. If lots are served by individual subsurface sewage disposal systems the minimum lot area shall be 20,000 square feet, with a minimum lot width of 100'.

2. If lots are served by a central subsurface sewage disposal system the minimum lot area shall be 12,000 square feet, with a minimum lot width of 75'.
 - a. However, the overall density of the mobile home park serviced by a central subsurface sewage disposal system shall be no greater than one unit per 20,000 square feet of total park area.
3. Each mobile home lot shall have a concrete slab of sufficient dimensions not less than 4" thick to serve as a foundation to the mobile home installed thereon.
4. Adjacent to any mobile home parked thereon, each lot shall provide for:
 - a. A continuing and potable safe supply of water.
 - b. Connection to an adequate sewage disposal system.
 - c. Adequate electric power service which complies with State of Maine regulations.
 - d. One accessory structure, used for storage only, and of dimension no greater than 10' x 10'.

I. Setbacks

1. Setbacks of the mobile home or accessory structures shall be at least 55' from the center of the traveled way of any public road, otherwise at least 20' from the mobile home lot line.

J. Mobile Home Storage

1. No unoccupied mobile home shall be stored or exhibited for sale for commercial purposes within a mobile home park for more than 90 days.

K. Motor Vehicle Parking Space

1. Not less than 400 square feet of parking space shall be provided in every mobile home lot for each individual mobile home lot. All such parking spaces shall have a well drained surface maintained in good repair.

L. Refuse and Garbage Collection

1. The storage, collection and disposal of refuse shall not create a health hazard, rodent harborage, insect breeding areas, accident hazards or odor. All such wastes shall be stored in covered, watertight and animal proof containers. Collection shall be sufficiently often to prevent overflowing of refuse. Central collection points shall have container racks, holders or

other means for containing the refuse until collection. Such central collection points shall be indicated on the plan. The provisions of this section shall remain the responsibility of the park owner.

IV - Park Administration and Conversion

- A. The owner or operator 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 codes and regulations.
- B. No lot in a mobile home park maybe sold or conveyed without the prior approval of the Planning Board. Any such lot sold or conveyed shall meet the lot size requirements of the district in which it is located.

V - Hearings

- A. See Section III, Subsection E of the Administrative Ordinance of the Town of Sidney

VI-Enforcement

- A. Enforcement shall be as provided under Section V-Enforcement-of the Administrative Ordinance of the Town of Sidney

VII-Appeals

- A. An appeal may be taken under the provisions of the Ordinance Governing the Board of Appeals of the Town of Sidney.

VIII-Mobile Home Parks of Three or More Lots

- A. Mobile home parks of three or more lots which qualify as subdivisions under Title 30A, Section 4401 et. seq. of the Maine State Statutes shall be reviewed under that law and the provisions of the Sidney Subdivision Regulations, as well as this Ordinance.

IX-Conflict in Ordinances

- A. In any case where a provision of this Ordinance is found to be in conflict with a provision of any zoning, building, fire safety or State Law or regulation, the provision which establishes the higher standard shall prevail.

X-Saving Clause

- A. If any section, subsection, paragraph, sentence, clause, or phrase

of this Ordinance should be declared invalid for any reason whatsoever, such decision shall not effect the remaining provisions of this Ordinance, which shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared to be severable.

X-Repealer Clause and Effective Date

- A. The Mobile Home Park Ordinances for the Town of Sidney, Maine enacted March 26, 1988 and March 18, 1989 are hereby repealed. This Ordinance shall be effective upon approval at Town Meeting on March 17, 1990.