

MOBILE HOME AND TRAILER PARK ORDINANCE

THE TOWN OF MACHIASPORT, MAINE

Title:

This ordinance shall be known and may be cited as “The Mobile Home Park and Trailer Park Ordinance of the Town of Machiasport, Maine.”

Purpose:

The ordinance has been drafted with the purpose to define and regulate mobile home and trailer parks, to establish minimum standards governing the construction and maintenance of mobile home and trailer parks, to establish minimum standards governing utilities and facilities and duties of owners and operators of mobile home and trailer parks, to authorize the inspection of mobile home and trailer parks and fix penalties for violations.

Jurisdiction:

This ordinance shall have jurisdiction over all property within the boundaries of the Town. It regulates the development and operations of mobile home parks and trailer parks and requires everyone who, within its jurisdiction, operates or intends to develop or operate a mobile home park or trailer park to obtain approval from the Building Inspector.

SECTION I: DEFINITIONS

1. As used in this ordinance, the word “person” shall be construed to include persons, partnerships, firms, companies, corporations, owners, lessees, or licensees or their agents.
2. A trailer is a mobile home, which is not equipped with sanitary facilities, bath and toilet.
3. Mobile home shall mean any vehicle used or so constructed as to permit its being used as a conveyance on the public streets and highways and duly licensed as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons, and provided with a toilet and a bathtub or shower.
4. A mobile home park is land upon which three or more mobile homes are parked and occupied for living purposes.
5. A trailer park is land upon which three or more trailers are parked and occupied temporarily for recreational purposes.

SECTION 2: PERMITS

1. Permit Required. It shall be unlawful for any person to construct, maintain, or alter any mobile home park or trailer park within the limits of the Town of Machiasport unless he or she or any firm holds a valid permit issued annually by the Building Inspector in the name of such person or persons or firm for the specific mobile home or trailer park.

Application for an initial permit or annual renewal of a permit shall be subject to a fee of \$100 for mobile home and trailer parks of twenty mobile home or trailer spaces or less, authorized under this ordinance. For each additional mobile home or trailer space over twenty, there shall be a fee of \$5 for each such authorized mobile home space within a mobile home or trailer park. Fees shall be paid to the Town Clerk. All initial applications by the Building Inspector shall be contingent upon (1) compliance with all Sanitary Laws and Regulations of the State of Maine and (2) approval by a majority vote of the Machiasport Planning Board.

2. Issuance of Permits. The Building Inspector shall annually, on the first Monday in May, renew such permit contingent upon compliance with all regulations in this Ordinance.
3. Waiver of Requirements. All mobile home parks in existence at the effective date of this ordinance shall, within 90 days thereafter, comply with the requirements of this ordinance except that the Planning Board, upon application of a park operator within 90 days of the effective date of the of this ordinance, may waive said requirements with respect to lot size and road widths as would require prohibitive construction or reconstruction costs.
4. Permit-Method of Application and Requirements. Applications for permits shall be in writing, signed by the applicant who shall file with the application proof of ownership of the premises or of a lease or written permission from the owner thereof together with a complete set of plans drawn to scale not less than 1/4" to the inch showing the location of the proposed court, and which shall include:
 1. The area and dimensions of the tract of land.
 2. The maximum number, location and size of all mobile home and trailer spaces.
 3. The location of any existing buildings and any proposal structures.
 4. The location and width of roadways and walkways.
 5. The location of water and sewer lines and the sewerage disposal systems.

SECTION 3: INSPECTION

Inspection of Mobile Home and Trailer Parks. The building Inspector is hereby authorized and directed to make inspections to determine the condition of mobile home parks and trailer parks located within the Town of Machiasport in order that he may perform his duty of safeguarding the health and safety of occupants of mobile home parks and of the general public. The Building Inspector or his duly authorized representative shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

SECTION 4: LOCATION, SPACE, AND GENERAL LAYOUT OF MOBILE HOME PARKS

1. Location. Mobile Home Parks may be located where permitted by the Town Ordinances, subject to the approval of the Planning Board based upon compliance with this ordinance.
2. Site. The park shall be located on a site, graded to insure drainage of sub-surface water, sewerage and freedom from stagnate pools.
3. Area Requirements. Each Mobile home Park shall be large enough to accommodate:
 1. The designated number of mobile home spaces.
 2. Necessary streets or roadways.
 3. Sewage disposal system.
4. Space Requirements. Each mobile home space shall be at least 50 feet wide and 100 feet deep, and shall abut on a driveway or other clear area with unobstructed access to a public street. Such spaces shall be clearly defined and mobile homes shall be so located that a minimum of ten feet clearance exists between any part of the mobile home and the lot lines of the mobile home space.
5. Mobile Home Space Availability Required. It shall be illegal to allow any mobile home to remain in a mobile home park unless a mobile home space is available.
6. Set-Back Requirements. No mobile home in a mobile home park shall be located within 75 feet of any public right-of-way.
7. Trailers Excluded. No trailer may be located in a mobile home park.

SECTION 5: UTILITY AND SERVICE REQUIREMENTS
IN MOBILE HOME PARKS

1. Roadways. For fire protection and prevention, every mobile home shall have access to a public street by directly abutting thereon, or by means of a private paved road not less than twenty feet wide. The roadways in a mobile home park shall have a minimum of twenty feet, with a right-of-way of thirty feet where there is no off-street parking facility, the roadway shall have a 40-foot right-of-way. Each mobile home shall have access to such road. Any access road shall be continuous; or terminate with a turn-around of not less than 100 feet in diameter. Each roadway within a mobile home park shall have a minimum gravel base of 12 inches. Roadways will be lighted according to the same standards as are predicted in the urban area of the town.

2. Sanitation:
 - A. Water Supply Requirements. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park, capable of furnishing a minimum of 200 gallons per day per mobile home space. The development of an independent water supply to serve the mobile home park shall be made only after express approval has been granted by the Building Inspector.

 - B. Plumbing. All plumbing in the mobile home park shall comply with State and local plumbing laws and regulations and shall be maintained in good operating condition.

 - C. Sewage Disposal. Mobile home parks shall be served by a public sewer system, or by a private disposal system, which meets the requirements of the State Plumbing Code and of local ordinances. Each mobile home space shall be provided with a satisfactory sewer connection. All sewage disposal apparatus including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.

 - D. Refuse and Garbage Disposal. The storage, collection, and disposal of refuse in the park shall not create health hazards, rodent harborage, insect-breeding areas, accident hazards, or air pollution. All refuse and garbage shall be stored in fly-tight, watertight, rodent proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing. Satisfactory container racks or holders shall be provided by the mobile home park owner or operator and shall be located not more than 150 feet from any mobile home space.