

Town of Howland

**MOBILE HOME PARK ORDINANCE**

**A. COMPLIANCE WITH LAWS AND ORDINANCES**

Except as stipulated below, mobile home parks shall comply with all state laws and municipal ordinances, and shall meet the requirements of the subdivision law.

**B: DEFINITIONS**

As used in this section, unless the context otherwise indicates, the following terms have the following meanings:

1. **“Manufactured Housing”** means 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 purposes of this section, two types of manufactured housing are included. Those 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;
  - b) Those units commonly called “modular homes”, which the manufacturer certifies are constructed in compliance with Title 10, chapter 957, and rules adopted under the 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 required utilities, including the plumbing, heating, air-conditioning or electrical systems contained in the unit.
2. **“Mobile Home Park”** means a parcel of land under unified ownership approved by the municipality for the placement of two (2) or more manufactured homes.

3. **“Mobile Home Park Lot”** means the area of land on which an individual home is situated within a mobile home park and which is reserved for use by the occupant of that home.
4. **“Permanent Foundation”** means the following:
  - a) A full, poured concrete or masonry foundation;
  - b) A poured concrete frost wall or a mortared masonry frost wall; or
  - c) A reinforced, floating concrete pad for which the municipality may require an engineer’s certification if it is to be placed on soil with high frost susceptibility.
5. **“Pitched, Shingled Roof”** means a roof with a pitch of two (2) or more vertical units for every twelve (12) horizontal units of measurement and which is covered with asphalt or fiberglass composition shingles or other materials but specifically excludes corrugated metal roofing material.

#### **C. LOT SIZE, WIDTH AND DENSITY**

Lots in a mobile home park shall meet the flooring lot size, width, and density requirements.

1. Lots served by a public sewer:

Minimum lot area – 6,500 square feet or the smallest lot size set forth in the zoning ordinance, whichever is less.

Minimum lot width – 50 square feet.

2. Lots served by individual subsurface sewage disposal system:

Minimum lot area 20,000 square feet

Minimum lot width 100 feet

3. Lots served by a central subsurface wastewater disposal system:

Minimum lot area 12,000 square feet

Minimum lot width 75 feet

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

5. 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 setback line.
6. Lots within a shoreland zoning district shall meet the lot area, lot width, setback shore frontage requirement district.
7. The overall density of the mobile home park shall be the combined area of its mobile home lots plus:
  - a) The area required for road rights-of-way;
  - b) The area required for buffer strips, if any;
  - c) For areas served by public sewer, an open space area for storage and recreation equal to 10% of the combined area of the individual lots; and
  - d) The area within the municipality's shoreland setback.

#### **D. LOT SETBACKS**

Mobile homes in a mobile home park but adjacent to a public road shall be set back from the road a distance equal to the setback requirements for other residential developments.

#### **E. OWNERSHIP**

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.

#### **F. ROAD STANDARDS**

1. Privately owned roads within the mobile home park shall be designed by a Professional Engineer, registered in the State of Maine, and shall be built according to accepted engineering standards.
2. Roads within the mobile home park which are to be offered for acceptance to the community shall meet the minimum road standards of the Town of Howland's Subdivision Ordinance.
3. Roads shall have a minimum right-of-way of 23 feet of which 20 feet shall be paved.

4. Mobile home park roads which intersect with public roads shall meet the following standards:
  - a) **Angle of Intersection** – The desired angle of intersection shall be 90 degrees. The minimum angle of intersection shall be 75 degrees.
  - b) **Grade** –The maximum permissible grade with 75 feet of intersection shall be 2%
  - c) **Minimum Site Distance** – The minimum sight distance shall be 10 times the posted speed limit on the existing road. 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 ½ feet above the pavement and the height of object 4 ½ feet. Where necessary, the park land bordering the intersection shall be cleared of all growth and sight obstructions to achieve the required visibility.
  - d) **Distance From Other Intersections** – The centerline of any street within a park intersecting an existing public street shall be at least 125 feet from the centerline of any other street intersecting that public street.

#### **G. OPEN SPACE**

For mobile home parks served by a public sewer, an area amounting to no more than 10% of the total area devoted to individual lots shall be set aside for open space and/or recreation. Such space shall be accessible and useable by all residents of the park. 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.

#### **H. BUFFER STRIPS**

1. A 50 foot wide buffer strip shall be provided along all property boundaries that:
  - a) Abut residential land which has a gross density of less than half of that proposed in the park; or
  - b) Abut residential land that is zoned at a density of less than half of that proposed in the park.
2. Further, no structures, streets or utilities may be placed in the buffer strip except that they may cross a buffer strip to provide services in the park.
3. Within 25 feet of any property line and within the buffer strip, visual screening and/or landscaping shall be provided. The visual screening may consist of fences, berms, landscaping (such as shrubs and trees) and/or natural existing

vegetation. This screening shall effectively screen at least 80% of the homes from view of the adjacent property and shall be maintained throughout the life of the project.

**I. CONVERSION OF THE PARK**

No lot in a mobile home park may be sold or conveyed without the prior approval of the Planning Board. Any such lot sold or conveyed shall meet the lot size requirement of the zoning district in which it is located.