

An ordinance of the Town of Machias, enacted at the Annual Town Meeting on March 27, 1972.

MOBILEHOME PARK AND TRAILER PARK ORDINANCE OF

THE TOWN OF MACHIAS, MAINE

Title:

This ordinance shall be known and may be cited as "The Mobilehome Park and Trailer Park Ordinance of the Town of Machias, Maine".

Purpose:

The ordinance has been drafted with the purpose to define and regulate mobilehome and trailer parks, to establish minimum standards governing the construction and maintenance of mobilehome and trailer parks; to establish minimum standards governing utilities and facilities and duties of owners and operators of mobilehome and trailer parks; to authorize the inspection of mobilehome 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 mobilehome parks and trailer parks and requires everyone who, within its jurisdiction operates or intends to develop or operate a mobilehome park or trailer park to obtain approval from the Board of Selectmen or their authorized representative.

SECTION 1 - 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 mobilehome which is not equipped with sanitary facilities, bath and toilet.
3. Mobilehome 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 mobilehome park is land upon which two or more mobilehomes are parked and occupied for living purposes.
5. A trailer park is land upon which two 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, operate, or alter any mobilehome park or trailer park within the limits of the Town of Machias unless he or she or any firm holds a valid permit issued annually by the Board of Selectmen in the name of such person or persons or firm for the specific mobilehome or trailer park.

Applications for an initial permit or annual renewal of a permit shall be subject to a fee of \$25 for mobilehome and trailer parks of ten mobilehome or trailer spaces or less, authorized under this ordinance. For each additional mobilehome or trailer space over ten there shall be a fee of \$2.50 for each such authorized mobilehome space within a mobilehome or trailer park. Fees shall be paid to the Town Clerk. All initial applications for permits shall be made to the Board of Selectmen. Issuance of the permit by the Board of Selectmen 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 Machias Planning Board.

2. Issuance of Permits. The Board of Selectmen 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 mobilehome 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 this ordinance, may waive said requirements with respect to lot sizes 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 100' 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 mobilehome and trailer spaces.
  - 3) The location of any existing buildings and any proposed structures.
  - 4) The location and width of roadways and walkways.
  - 5) The location of water and sewer lines and the sewage disposal systems.

### SECTION 3 - INSPECTION

1. Inspection of Mobilehome and Trailer Parks. The Board of Selectmen or their authorized representative is hereby authorized and directed to make inspections to determine the condition of mobilehome parks and trailer parks located within the Town of Machias in order that they may perform their duty of safeguarding the health and safety of occupants of mobilehome parks and of the general public. The Board of Selectmen or their 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 MOBILEHOME PARKS

1. Location. Mobilehome 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 surface water, sub-surface water, sewage and freedom from stagnant pools.
3. Area Requirements. The area of the mobilehome park shall be large enough to accommodate:
  - 1) The designated number of mobilehome spaces.
  - 2) Necessary streets or roadways.
  - 3) Sewage disposal system.
4. Space Requirements. Each mobilehome space shall be at least 50 feet wide and 90 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 mobilehomes shall be so located that a minimum of ten feet clearance exists between any part of the mobilehome and the lot lines of the mobilehome space.
5. Mobilehome Space Availability Required. It shall be illegal to allow any mobilehome to remain in a mobilehome park unless a mobilehome space is available.
6. Set-Back Requirement. No mobilehome in a mobilehome park may be located within 50 feet of any public right-of-way.
7. Trailers Excluded. No trailer may be located in a mobilehome park.

SECTION 5 - UTILITY AND SERVICE REQUIREMENTS IN

MOBILEHOME PARKS

1. Roadways. For fire protection and prevention, every mobilehome park shall have access to a public street by directly abutting thereon, or by means of a private hard surfaces road not less than twenty feet wide. The roadways in a mobilehome park shall have a minimum of twenty feet, with a right-of-way of thirty feet where off-street parking is provided. Where there is no off-street parking facility, the roadway shall have a 40 foot right-of-way. Each mobilehome shall have access to such a 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 mobilehome park shall have a minimum gravel base of 12 inches. Roadways will be lighted according to the same standards as are practiced in the urban area of town.
2. Sanitation
  - A. Water Supply Requirements. An accessible, adequate, safe and potable supply of water shall be provided in each mobilehome park, capable of furnishing a minimum of 200 gallons per day per mobilehome space. Potable water must meet State Health & Welfare standards.
  - B. Plumbing. All plumbing in the mobilehome park shall comply with State and local plumbing laws and regulations and shall be maintained in good operating condition.
  - C. Sewage Disposal. Mobilehome parks shall be served by a public sewage system, or by a private disposal system which meets the requirements of the State Plumbing Code and local ordinances. Each mobilehome 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 flytight, watertight, rodent-proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing.

SECTION 5 Cont'd.

2. Reporting of Communicable Diseases. Every mobilehome park operator shall maintain a register containing a record of all mobilehome occupants using the mobilehome park. Such register shall be available to any authorized person inspecting the park, and shall be preserved for a period of at least one year. Such register shall contain the names and addresses of all mobilehome occupants stopping in the park. Every owner, operator, attendant, or other person operating a mobilehome park shall notify the local Health Officer immediately of any suspected communicable or contagious disease within the mobilehome park. In the case of diseases diagnosed by a physician as quarantinable, such owner, operator, attendant or other person operating a mobilehome park shall notify the Health Officer of the departure or proposed departure of a mobilehome or its occupants, or the removal therefrom of the clothing or other articles which have been exposed to infection.
3. Electric Installation and Outlet Requirements. An electrical outlet supplying at least 110 volts shall be provided for each mobilehome space. The installation shall comply with all State and local Electrical Codes and Ordinances. Such electrical outlets shall be weatherproof. No power lines shall be permitted to lie on the ground or to be suspended less than 12 feet above the ground.

SECTION 6 - REGULATIONS AND MINIMUM STANDARDS FOR  
CAMP GROUNDS AND TRAILER PARKS

1. General Requirements. Spaces in camp grounds and trailer parks may be used by travel trailers, equivalent facilities constructed in or on automotive vehicles, tents or other short-term shelter devices. Permanent or long-term dwellings or shelter devices including mobilehomes are specifically prohibited.
2. Service Facilities. Service facilities which meet the following specifications shall be provided and continuously maintained in sanitary condition and in good operating order at all times when the camp ground is open for business:
- A. A continuous adequate, safe and potable supply of water.
- B. Not less than one toilet for each sex which meets all requirements of State Statutes and Town Plumbing Codes for the first five trailer or tent spaces plus one additional toilet for each sex for each additional ten trailer or tent spaces.

Copied from Town Records  
October, 1981

*Martha A. Bagley*  
Town Clerk