

TOWN OF MONSON, MAINE

MOBILE HOME PARK ORDINANCE

ADOPTED JUNE 6, 1994

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. LOT SIZE, WIDTH AND DENSITY:

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

1. Lots served by public sewer
Minimum lot area: 6500 sq ft or the smallest lot size set forth in the zoning ordinance, whichever is less.
Minimum lot width 50 ft.
2. Lots served by individual subsurface sewage disposal systems.
Minimum lot area: 20000 sq ft.
Minimum lot width 75 ft.
3. Lots served by a central subsurface waste water disposal system
Minimum lot area: 12000 sq ft.
Minimum lot width 75 ft.
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 20000 sq ft of total park area.
5. Where lots front on a curved right-of-way or are served by driveway, the frontage requirement shall be measured in a straight line to the setback line.
6. Lots within a shoreland zoning district shall meet the lot area, lot width, setback and shore frontage requirements for that 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 right-of-way;
 - b. The area required for buffer strips, in 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.
8. LOT COVERAGE: All buildings on the lot, including accessory buildings and structures, but excluding open decks and parking spaces, shall not cover more than 50% of the lot area.

C. LOT SETBACKS

1. The following lot setbacks shall apply to all homes and accessory buildings:
Front Setback: 20 feet
Side Setback: 20 feet
Rear Setback: 10 feet

If these requirements conflict with the requirements of the Shoreland Zone, the stricter standards shall apply. If a lot is on a public road, the setback shall conform with the residential setback requirements applicable to the residential dwelling units.

2. So as to avoid monotony and sameness, the Planning Board may allow the front setback on a Private road within a mobile home park to be varied provided that no home may be closer than 10 feet from the right-of-way and the average distance is at least 20 ft from all units.

3. Carports of non-combustible materials are not subjects to side setback requirements.
4. The Planning Board may allow lot side yard setbacks to be reduced to 5 feet provided a distance of 20 feet is maintained between units for the purpose of providing more usable Yard space on one side of the home.
5. DISTANCE BETWEEN HOMES: A minimum 20 foot separation shall be maintained between all directions.

D. OWNERSHIP:

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

E. 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 mobile home parks which are to be offered for acceptance to the community shall meet the minimum road standards of the Subdivision Ordinance of the Town of Monson.
3. Right-of-way and Pavement Width:
 - a. Two-way park roads shall have a minimum right-of-way of 23 feet and a minimum paved surface of 20 feet. On-street parking shall be prohibited.
 - b. One-way streets shall have a minimum right-of-way of 18 feet and a minimum paved surface of 14 feet. On-street parking shall be prohibited.
 - c. Parking lanes shall be a minimum of 8 feet in width, if provided.
 - d. Cul-de-sac turnarounds shall have a minimum radii of 50 feet at the outer edge of the pavement, exclusive of any parking areas.
 - e. If the developer intends to dedicate park streets to the public, such streets shall meet municipal road standards.
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. Maximum grade within 75 feet of intersection. The maximum permissible grade within 75 feet of the intersection shall be 2%.
 - c. Minimum sight 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 the 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 for 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.
5. Access and Circulation.
 - a. The layout and general development plan for major and minor access streets and driveways within the mobile home park, together with the location and dimensions of access junctions with existing public streets and right-of-way shall be approved by the Monson Planning Board.
 - b. A traffic analysis shall be required if the park will generate more than 500 trips per day.
 - c. For mobile home parks expected to generate 200 trips per day or more, there shall be at least two entrances from public streets or roads.

- d. On-street parking shall be prohibited unless an eight foot parking lane is provided in which case on-street parking may be permitted on the side of the road where the parking lane is located.
- e. Curvilinear streets shall be utilized whenever possible. No street within the park shall be more than 200 feet without a curve or bend.
- f. No mobile home lot may have vehicular access directly onto a state highway.

F. PARKING REQUIREMENTS.

For each mobile home lot there shall be provided and maintained at least 2 off-street parking spaces. Each parking space shall contain a minimum area of 200 sq ft with a minimum dimension of 10 feet by 20 feet. This requirement may be waived if an equivalent number of spaces is provided by parking Lane. In addition to occupant parking, off-street guest and service parking shall be provided within the boundaries of the park at a ratio of 1 space for each 4 mobile home lots. Such parking shall be hard-surfaced and the spaces shall be reserved for that sole use. This requirement shall be waived if a parking lane provides and equivalent number of spaces.

G. 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.

H. SIDEWALKS/WALKWAYS.

The mobile home park shall contain pedestrian walkways that link all units and all service and recreational facilities. Such walkways shall be adequately surfaced and lit. A portion of the road surface may be reserved for walkways provided the roadway width is increased accordingly. Walkways shall be a minimum width of 3 feet.

I. LIGHTING.

Outdoor lighting shall be provided to adequately illuminate internal streets and pedestrian walkways. Lights shall be sized and directed to avoid adverse impact on adjacent properties.

J. SIGNS.

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

1. One (1) identifying sign at each entrance of the mobile home park no larger than 24 sq ft which may be indirectly lit, but not flashing.
2. Directional and informational signs for the convenience of tenants and the public relative to parking, office, traffic movement, etc.
3. Mobile/manufactured home “for sale” signs, provided that signs shall be limited to two signs per mobile park.
4. Mobile/manufactured homes address signs. The styles and location of the identifying sign shall be constructed in accordance with the local sign regulations.

K. STORAGE.

At least 300 cubic feet of enclosed tenant storage facilities shall be conveniently provided on or near each mobile home lot for the storage of materials and equipment.

L. STORM DRAINAGE.

A storm drainage plan shall be prepared by a professional engineer showing ditching, culverts, storm Drains, easements, and other proposed improvements sufficient to accommodate a 25-year storm.

K. GROUND WATER.

1. Application for mobile home parks not served by a public sewer, an assessment of the impacts of Park development on ground water quality shall be submitted prior to final approval of the park. The Assessment shall be prepared by a Certified Geologist or Registered Professional Engineer, and shall include the following:

- a. A map showing the basic soil types.
- b. The depth to the water table at representative points throughout the mobile home park.
- c. Drainage conditions throughout the mobile home park.
- d. Data on the existing ground water quality, either from test wells in the mobile home park or from existing wells on neighboring properties.
- e. 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 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 developments impact on ground water phosphate concentrations shall also be provided.
- f. A map showing the location of any subsurface waste water disposal systems and drinking water wells within the mobile home park and within 200 feet of the mobile home park boundaries.

2. Standards.

- a. Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).
- b. 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.
- c. If ground water contaminants in excess of the secondary standards, 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.
- d. 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.

3. Development.

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 are recommended in the assessment, those standards shall be included as a note on the Plan.

N. OPEN SPACE.

1. For mobile home parks served by a public sewer, an area amounting to no less 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 usable by all residents of the park. Parking space, driveways and streets and buffer Areas are not considered usable open space but community recreational buildings, pools and courts are considered as open space.
2. Open Space Suitability. At least 50% of the required open space shall consist of land that is suitable for active recreation or storage.
3. Developed Open Space. All developed open space shall be designed and lands capped 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 by the developer.
4. Undeveloped Open Space. 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.

5. Open Space Ownership. The developer shall submit, as part of his/her application, a copy of that portion of the proposed 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.
6. Open space shall be maintained and used for its stated purpose.

O. 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. Further, 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. Within 25 ft 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 from the adjacent property and shall be maintained throughout the life of the project.

P. CONVERSION OF 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 district in which it is located.

Q. PARK ADMINISTRATION.

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.

R. SITE PREPARATION.

See Town of Monson's Land Use Ordinance.

S. ENFORCEMENT.

This ordinance shall be enforced in accordance with the provisions of Title 30-A M.R.S.A., §4452