

**TOWN OF MEXICO
MOBILE HOME PARK AND MOBILE HOME ORDINANCE**

SECTION 1 – Purpose

To ensure the orderly development of mobile home parks, to insure that all mobile homes in a park or a stand-alone mobile home on an individual lot, meet plumbing, heating and electrical codes to insure the health, safety and general welfare of the residents of the Town of Mexico. These standards shall apply to all development proposals for new mobile home parks, to any expansion of existing mobile home parks and to any new stand-alone mobile home on an individual lot.

SECTION 2 – Authority and Effective Date

1. This ordinance is adopted pursuant to the Maine’s New Mobile Homes Park Law, Title 30-A M.R.S.A. Section 4358.
2. This Ordinance shall be known and may be cited as the “Mobile Home Park and Mobile Home Ordinance.”
3. The effective date of this Ordinance shall be upon adoption by the legislative body.

SECTION 3 - Administration

1. The Planning Board of the Town of Mexico shall administer this ordinance with the assistance of the Code Enforcement Officer.
2. No person shall construct, develop, establish, expand or operate a mobile home park without having first obtained a permit from the Planning Board. A permit shall be granted for a period of one (1) year. If construction is not initiated within the (1) year period, the permit expires and the applicant must reapply to the Planning Board for another permit. Each permit shall be issued only for the site designated in the plans accompanying the application and shall not be transferable or assignable to any other site.

SECTION 4 - Mobile Home Parks

A. Lot size, Width and Density

Lots in a mobile home park shall meet the following minimum lot size, width and density requirements. Minimum requirements shall be based on Title 30-A M.R.S.A. Section 4358.

1. Lots served by individual subsurface sewage disposal system.
 - Minimum lot area – 20,000 square feet
 - Minimum lot width – 100 feet

2. Lots served by a central subsurface wastewater disposal system.
 - Minimum lot area – 16,000 square feet
 - Minimum lot width – 100 feet
3. The overall density of a mobile home park served by a central subsurface wastewater disposal system shall be no greater than one unit per 20,000 square feet of total park area. The overall density shall be computed using the combined area of its mobile home lots plus:
 - a. The area required for street right-of-ways; and
 - b. The area required for buffer strips, if any.
4. 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.
5. Lots within the area regulated by the Shoreland Zoning Ordinance, Town of Mexico shall meet the lot area, and lot width and setback and shore frontage requirements set forth in the Ordinance.

B. Lot Setbacks - Internal Road

1. The following lot setbacks shall apply to the manufactured housing units and accessory buildings:
 - Front setback - thirty-five (35) feet from centerline of a park road
 - Side setback - twenty-five (25) feet
 - Rear setback - twenty (20) feetSetbacks from Town or State maintained streets shall comply with the regulation of either the Town of Mexico or the State of Maine whichever is more restrictive.
2. Carports of non-combustible materials are not subject to side setback requirements.
3. The Planning Board may allow lot side yard setbacks to be reduced to five (5) feet provided a distance of thirty (30) feet is maintained between manufactured housing units for the purpose of providing more usable yard space on one side of the home.

C. Lot Coverage

All buildings on the lot, including accessory buildings and structures, but excluding open decks and parking spaces, shall not cover more than fifty

(50) percent of the lot area.

D. Buffer Strips

1. A fifty (50) foot wide buffer strip shall be provided along all property boundaries that abut residential land and/or public ways.
2. Within twenty (20) 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 undisturbed natural existing vegetation. This screening shall effectively screen at least fifty (50) percent of the homes from view from the adjacent property and/or public way.
3. Utilities may cross a buffer strip to provide services to the park.

E. Parking

For each mobile home lot, there shall be provided and maintained at least two (2) off-street parking spaces.

F. Street Standards

1. Streets in a mobile home park shall meet the following standards:
 - A. Private Streets: Privately-owned streets within the mobile home park shall be designed by a professional engineer who is registered in the State of Maine, and shall be built according to accepted engineering standards, and shall comply with current standards adopted by the Maine Manufactured Housing Board, and the Town of Mexico Street Standard Ordinance.
 - B. Streets for Public Acceptance: Streets within the mobile home parks that are to be offered for acceptance by the Town of Mexico shall meet the minimum street acceptance standards for public streets as required in the Town of Mexico's Ordinance.
 - C. No mobile home lot may have vehicular access directly onto an existing public street, unless a new street is constructed to town standards to serve the mobile home park and accepted as a public street.
2. Right-of-way and pavement width
 - A. Two-way park streets shall have a minimum right-of-way of twenty-three (23) feet and a minimum travel way of twenty (20) feet. On-street parking shall be prohibited.

- B. One-way streets shall have a minimum right-of-way of eighteen (18) feet and minimum travel way surface of fourteen (14) feet. On-street parking shall be prohibited.
- C. Parking lanes, if provided, shall be a minimum of eight (8) feet in width.

G. Foundation

- 1. All mobile homes shall be placed on a permanent foundation. Permanent foundation means any of the following:
 - A. A full, poured concrete or masonry foundation with embedded anchor ties.
 - B. An asphalt pad 4" or more thick after compaction.
 - 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.
 - D. All pads shall be placed on 12" of compacted gravel.
 - E. All mobile homes shall be securely anchored to the foundation.

H. Utility Requirements

All mobile home parks shall provide permanent electrical, water and sewage disposal connections to each home in accordance with applicable state and local rules and regulations.

I. Refuse Disposal

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

J. Skirting

The area between the ground or stand and the bottom of the unit shall be fully enclosed by skirting. This skirting shall provide for access and adequate ventilation of the space under the unit and be anchored at the bottom every 18". This skirting may consist of one of the following materials:

- 1. Approved vinyl or metal mobile home skirting; or
- 2. A poured concrete wall; or
- 3. A mortared or loose laid masonry wall; or

4. Painted wood or similar materials.

K. Roof

All roofs need to be pitched and shingled. A pitched roof needs to be 2 or more vertical units for every 12 horizontal units of measurement and which is covered with standard approved roofing material.

L. Conversion; Restrictions

No subdivision that has been approved as a mobile home park may be converted to another use without the approval of the Planning Board, and shall meet the appropriate lot size, lot width, setback and other requirements. The plan to be recorded at the Registry of Deeds and filed with the municipality shall include the following restrictions as well as any other notes or conditions of approval.

1. The land within the park shall remain in the unified ownership and the fee to lots or portions of lots shall not be transferred.
2. No dwelling unit other than a manufactured housing unit shall be located within the park.

M. Miscellaneous

All mobile homes brought in to the Town of Mexico or relocated within the town, that were manufactured prior to 1985 must meet the current minimum HUD, State and Town requirements for all plumbing, heating and electrical codes and means of egress. These requirements will be enforced by the Code Enforcement Officer. This rule applies to all mobile homes either in a mobile home park or a stand-alone on an individual lot. All mobile homes set up on individual lots need to meet the minimum lot size requirements.

SECTION 5 – Mobile Homes

On and after the effective date of this Ordinance, for any stand-alone mobile home erected on an individual lot, the following shall apply:

1. The applicable provisions of Section 4 of this Ordinance, as well as all other rules and regulations of the Town of Mexico that pertain to the placement of a home dwelling on an individual lot.

SECTION 6 - Definitions

1. Mobile Home

Mobile Home means a structured unit 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. 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, 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 permanent foundations, when connected to the required utilities including the plumbing, heating, air conditioning, or electrical systems contained in the unit. This term "newer mobile homes" also includes any structure which meets all the requirements of this paragraph, except in the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 401, et. seq.

2. Mobile Home Park

Mobile Home Park means a parcel of land under unified ownership approved by the Town of Mexico for the placement of 3 or more mobile homes.

SECTION 7 – Enforcement

- A. The Code Enforcement Officer shall act in all cases of violations of this Ordinance by notifying, in writing, the owner or lessor of the development and the Selectmen of the nature of the violation and the correction of the same, if possible. Said notification shall be deemed to have been made when sent to the owner or lessor by certified mail.
- B. The Selectmen are charged with the prosecution for all violations of the provisions of the Ordinance. In cases where such notices referred to in Paragraph VIII A, above, are not promptly complied with after receipt of said notices, the Selectmen shall make such complaints to the courts as, in their judgment, are proper, or may institute such actions or proceedings at law or in equity as are proper to restrain, correct, remove or punish such violations.
- C. Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply with any of the requirements thereof, shall be fined not less than \$100.00 nor more than \$2,500.00 as provided by State law. Each day on which the violation shall continue shall constitute a separate offense.

SECTION 8 – Appeals and Severability

A. Appeals

An aggrieved party may appeal the provisions of this Ordinance to Superior Court under Rule 80-B of the Maine Rules of Civil Procedure.

B. Severability

Should any section or provision of this Ordinance be declared by any court to be invalid, such decision shall not invalidate any other section or provision.

Date adopted: November 5, 2013

Attest: Penny S. Duguay
Penny S. Duguay, Town Clerk

