

PASSED JAN 4, 1990



Town of New Sharon

Ordinance  
Mobile Home Park

Attest: *Rose Mary*  
Town Clerk

October 13, 1990

SECTION I. PURPOSE

This ordinance complies with State law that regulates manufactured housing and mobile home parks.

SECTION II. AUTHORITY AND ADMINISTRATION

A. AUTHORITY

1. These regulations are adopted pursuant to and consistent with Title 30A, M.S.R.A. 4401 and Title 30A, M.S.R.A. 4338.
2. These regulations shall be known and cited as the Mobile Home Park Regulations for the Town of New Sharon.

B. ADMINISTRATION

1. The Planning Board for the Town of New Sharon shall administrate these regulations.

SECTION III. DEFINITIONS

A. Manufactured Housing Unit: Structures, transportable in one or two sections, which were constructed in a manufacturing facility and are transported to a building site and designed to be used as dwellings when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein.

B. Mobile Home Park: A parcel of land under unified ownership designed and/or used to accommodate three or more manufactured housing units.

Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, and shall conform to all applicable State laws and local ordinances or regulations.

C. Lot Area and Lot Width Requirements: Lots in a mobile home park shall meet the following lot area and lot width requirements.

1. Lots served by public sewer:

Min. lot area:	6,500 square feet
Min. lot width:	50 feet

2. Lots served by individual subsurface waste water disposal systems:

Min. lot area: 20,000 square feet  
Min. lot width: 100 feet

3. Lots served by a central subsurface waste water disposal system approved by the Maine Department of Human Services:

Min. lot area: 12,000 square feet  
Min. lot width: 75 feet

4. The overall density of any park served by any subsurface wastewater disposal system shall not exceed one dwelling unit per 20,000 square feet of total park area.

5. Lots located within any shoreland zoning district shall meet the lot area, lot width and shore frontage requirements for that district.

D. Buffering:

If a park is proposed with a residential density at least twice the density of adjacent development in existence or at least twice the density permitted in the zoning district in which the park is located, if the neighboring land is undeveloped, the park shall be designed with a continuous landscaped area not less than fifty feet in width which shall contain no structures or streets. The first twentyfive feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls or any combination which forms an effective visual barrier to be located on all exterior lot lines of the park, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the park.

E. Road Design, Circulation:

Streets within a park shall be designed by a Professional Engineer, registered in the State of Maine.

1. Streets which are to be dedicated as public ways shall be designed and constructed in accordance with the standards for streets in the New Sharon Road and Street Ordinance.

2. Streets which are to remain private ways shall meet the following minimum geometric design standards.

- a. Minimum right of way width: 23 feet
- b. Minimum width of travelled way: 20 feet

3. Any mobile home park expected to generate average daily traffic of 200 trips per day or more shall have at least two street connections with existing public streets. Any street within a park with an average daily traffic of 200 trips per day or more, shall have at least two street connections leading to existing public streets, other streets within the park, or other streets shown on an approved subdivision plan.

4. No individual lot within a park shall have direct vehicular access onto an existing public street.

5. The intersection of any street within a park and an existing public street shall meet the following standards.

a. Angle of intersection. The desired angle of intersection shall be  $90^{\circ}$ . The minimum angle of intersection shall be  $75^{\circ}$ .

b. Maximum Grade within 75 feet of intersection. The maximum permissible grade within 75 feet of the intersection shall be 2%.

c. Minimum Sight Distance. A minimum sight distance of 10 feet for every mile per hour of posted speed limit on the existing road shall be provided. 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  $3 \frac{1}{2}$  feet above the pavement and the height of object  $4 \frac{1}{4}$  feet.

d. Distance from other intersections. The centerline of any street within a park intersecting an existing public street shall be no less than 125 feet from the centerline of any other street intersecting that public street.

#### F. Ground Water Impacts

1. Assessment Submitted. Accompanying the application for approval of any mobile home park which is not served by public sewer shall be an analysis of the impacts of the proposed mobile home park on ground water quality. The hydrogeologic assessment shall be prepared by a Certified Geologist or Registered Professional Engineer, experienced in hydrogeology and shall contain at least the following information.

a. A map showing the basic soils 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 wells within the mobile home park, at the mobile home park boundaries and at a 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 development's impact on groundwater phosphate concentrations shall also be provided.

- f. A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the mobile home park and within 200 feet of the mobile home park boundaries.

G. Standards for Acceptable Ground Water Impacts.

1. Projections of ground water quality shall be based on the assumption of drought conditions, (assuming 60% of annual average precipitation).
2. 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.
3. If ground water contains contaminants in excess of the primary standards, and 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.
4. 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.

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

SECTION IV. CONVERSIONS

A. No development or subdivision which is approved under this section as a mobile home park may be converted to another use without the approval of the Planning Board, and meeting 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.

B. The land within the park shall remain in a unified ownership and the fee to lots or portions of lots shall not be transferred.

C. No dwelling unit other than a manufactured housing unit shall be located within the park.

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SECTION V. VALIDITY

A. Should any section or provision of these regulations be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of these regulations, and to this end, the provisions of these regulations are hereby declared to be severable.