

Section 5 - Mobile Home Park Ordinance

This Section may be referred to as the “Mobile Home Park Ordinance,” and in this Section as “Ordinance.” *[added May 17, 2008]*

5.1 Title and Purpose

This ordinance shall be cited as the Mobile Home Park Ordinance of the Town of Edgecomb, Maine and will be referred to herein as “this Ordinance”.

The purpose of this Ordinance is to regulate development of mobile home parks to ensure the health, safety, and general welfare of the residents of the park and the Town of Edgecomb.

5.2 Applicability

This Ordinance applies to all development proposals for new construction of mobile home parks and to any expansion of existing mobile home parks.

An approved mobile home park plan shall be necessary under the terms of this Ordinance, before the establishment or expansion of a mobile home park, and shall consist of a site plan, including all attachments, signed by the Planning Board, and may include any conditions attached by the Planning Board.

An approved mobile home park plan shall not exempt an applicant from meeting other applicable local, state or federal requirements.

A proposed mobile home park must also submit an application for subdivision approval under the Subdivision Regulations of the Town of Edgecomb, which application review may be consolidated with review of the proposed mobile home park.

5.3 Mobile Home Park Review

5.3.1 Application

Before the establishment or expansion of a mobile home park, an applicant shall apply for an approved mobile home park permit, which application shall include eight copies of a site plan and other plans and elevations as necessary to describe the proposed project, drawn to scale, containing the following information, where applicable:

5.3.1.1 Scale of the drawings submitted and compass rose.

5.3.1.2 Name and address of applicant.

5.3.1.3 Name and address of owner of property, if different from applicant.

- 5.3.1.4 Applicant's interest in the property (option, land purchase contract, lease, record ownership, etc.)
- 5.3.1.5 Boundaries of the tract of land. Planning Board may require survey by a licensed surveyor.
- 5.3.1.6 Location of existing and proposed mobile homes and other structures.
- 5.3.1.7 Location of buildings on abutting properties within 300 feet of the property line of the proposed park.
- 5.3.1.8 Location of existing public streets, roadways and rights-of-way.
- 5.3.1.9 Location of proposed access drives to the lot from public streets or roadways.
- 5.3.1.10 Location and arrangement of proposed off-street parking and loading areas and their appurtenant drives and maneuvering areas.
- 5.3.1.11 Location of existing and proposed pedestrian walkways.
- 5.3.1.12 Location of existing and proposed utilities and easements including sanitary sewerage, water supply, and electricity.
- 5.3.1.13 Location of existing natural drainageways and proposed storm drainage facilities, including dimensions of culverts, pipes, etc.
- 5.3.1.14 Location, intensity, type, size and direction of all outdoor lighting.
- 5.3.1.15 Location and use of areas proposed for outdoor recreation.
- 5.3.1.16 Location and type of existing and proposed fences, hedges, and trees of 6-inch diameter and over at a point 4.5 feet above ground level.
- 5.3.1.17 Contour lines at an interval of not more than 2 feet, referenced to U. S. Coastal and Geodetic Survey benchmarks if such exist within 1,000 feet of the property. The Planning Board may permit 5-foot contour intervals in instances where there would be little impact upon existing drainage, and no underground utility systems are to be constructed to show the effect on the land of existing and proposed grades.
- 5.3.1.18 Location and size of signs and all permanent outdoor fixtures.
- 5.3.1.19 Information about soil conditions on the site shall include evidence of soil suitability according to the State of Maine Subsurface Wastewater Disposal Rules Chapter 241, 10-144a CMR 241 7/80. The Site Plan shall show the location of soil test areas and natural wet areas. The Planning Board may require more extensive soils information if such is deemed necessary to adequately review the proposal.

5.3.2 Application Procedures

5.3.2.1 Pre-application Meeting and Submission of a Sketch Plan

5.3.2.1.1 Prior to submitting an application for Mobile Home Park and Subdivision approval, the applicant or his authorized agent should appear at a regular meeting of the Planning Board to informally discuss the proposed Mobile Home Park and Subdivision.

5.3.2.1.2 The applicant shall present to the board, for informal review and comment, a sketch plan of the proposed Mobile Home Park/Subdivision. The sketch plan shall consist of a rough outline of the proposed Mobile Home Park/Subdivision, and may be a free hand, pencil sketch of the parcels, showing the proposed layout of streets, lots, and other features, which may be of assistance to the board in making its determinations.

5.3.2.1.3 No binding commitments shall be made between the applicant and the board at this stage. The purpose of the pre-application meeting shall be to understand what is proposed, what is possible, and what is acceptable.

5.3.2.2 Inspection of the Site

In order for the Planning Board to be more fully informed about the site, the applicant shall arrange an inspection of the site with the Planning Board, or an individual(s) appointed by the Chairman to act as the Board's representative(s) for the inspection. The on-site inspection may be conducted at or shortly after the submission of the sketch plan. The pre-application phase of the application process will not be considered complete until such inspection has been made. The Planning Board may, at its own discretion, perform additional on-site inspections following submission of either a preliminary or a final Mobile Home Park/Subdivision plan.

5.3.2.3 Submission of Application

5.3.2.3.1 Applications for mobile home park permits shall be submitted to the Chairman of the Planning Board, at a scheduled Planning Board meeting, who shall issue to the applicant a dated receipt. Within thirty (30) days from the date of receipt, the Planning Board shall notify the applicant in writing either that the application is complete or, if the application is incomplete, the specific additional material needed to make a complete application. Determination by the Planning Board that the application is complete is no way commits or binds the Planning Board as to the adequacy of the application to meet the criteria of the Subdivision Law, Title 30-A, MRSA, Sections 4401-4407 or of these regulations. The Planning Board shall make a determination as to the completeness of the application. The applicant assumes all responsibility as to its completeness.

5.3.2.3.2 The application shall be accompanied by the applicable fee or fees. (See Fee Schedule) All checks shall be made payable to the Town of Edgecomb.

5.3.2.4 Public Hearing

5.3.2.4.1 The Planning Board shall hold a public hearing on the proposed mobile home park within 30 days of having notified the applicant in writing that a complete application has been received and shall cause notice of the date, time and place of such hearing to be given to the applicant and published in a newspaper of general circulation in the municipality in which the mobile home park is proposed to be located at least two times; the date of the first publication shall be at least seven (7) days prior to the hearing. If a public hearing is held, at least seven days before the hearing, the applicant shall notify abutting property owners, including those located directly across a public or private road from the parcel proposed to be developed, by delivery in person or by registered or certified mail, with restricted delivery and return receipt requested. Service by registered or certified mail shall be complete when the registered or certified mail is delivered and the return receipt signed or when acceptance is refused, provided that the applicant shall file with the Planning Board either the return receipt or, if acceptance was refused, an affidavit that upon notice of such refusal a copy of the summons and complaint was sent to the abutter by ordinary mail. If service of the notice is made personally, an affidavit of the person making service shall be filed with the Planning Board stating the time, manner and place of service. The decision to hold a public hearing is discretionary, and in making its decision, the Planning Board may consider the size and type of mobile home park, the community impact, and whether any written requests for such a hearing have been received. Public hearings shall be conducted in accordance with the procedures in Title 30-A, MRSA, Section 2691.

5.3.2.5 Planning Board Decision on the Mobile Home Park Application

5.3.2.5.1 The Planning Board shall, within 30 days of a public hearing, or within 60 days of having received a complete application, if no hearing is held, or within such other time limit as may be mutually agreed to, issue an order denying or granting approval of the proposed mobile home park, or granting approval on such terms and conditions as it may deem advisable to satisfy the criteria contained in these regulations and in the Subdivision Law, Title 30-A, MRSA Sections 4401-4407, and to preserve the public's health, safety, and general welfare. In all instances, the burden of proof shall be upon the applicant. In issuing its decision, the Planning Board shall make a written finding of fact establishing that the proposed mobile home park does or does not meet the provisions of these regulations.

5.3.2.5.2 Upon approval of the mobile home park, a majority of the Board shall sign all four copies of the development plan. The original shall be filed by the applicant with the County Registry of Deeds. One copy shall be retained by the applicant, one copy shall be retained by the Planning Board and one copy to the Selectmen. The Planning Board shall maintain a permanent record of its action on the mobile home park.

- 5.3.2.6 Expiration of Approval: All approvals shall expire within one year of the date of issuance unless work thereunder is commenced within one year from the date of approval. If work is not completed in two years from the date of issue, a new application must be made.
- 5.3.2.7 Construction Prohibited. No utility installations, no ditching, grading or construction of roads, no grading of land or lots, and no construction of buildings or siting of mobile homes shall be done on any part of the mobile home park until the application has been prepared, submitted, reviewed, approved and endorsed as provided for by these regulations, nor until an attested copy of the plan so approved and endorsed has been recorded by the subdivider in the Registry of Deeds. Plans for road construction, grading and ditching shall be reviewed by the Road Commissioner for recommendations before Planning Board approval.
- 5.3.2.8 Plan Revisions After Approval. No changes, erasures, modifications, or revisions shall be made in any mobile home park plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the plan is first re-submitted and the Planning Board approves any modifications. In the event the mobile home park plan is recorded without complying with this requirement, the plan shall be considered null and void, and the Planning Board shall institute proceedings to have the plan stricken from the records of the Selectmen and the Registry of Deeds.
- 5.3.2.9 Limitation on Units: After the effective date of this Ordinance, mobile homes as defined by this Ordinance and mobile homes meeting the safety standards contained Section 5.4 of this Ordinance, may be located in a mobile home park. No housing unit which fails to meet the definition of mobile homes contained in this Ordinance, or which otherwise fails to meet the safety standards of this Ordinance, shall be located in the mobile home park.

5.3.3 Appeals and Variances from the provisions or administration of the Mobile Home Park Ordinance: See Article VI.

5.4 Minimum Design and Performance Standards

5.4.1 Buffer Strips

5.4.1.1 A 50-foot wide buffer strip shall be provided along all property boundaries that:

5.4.1.1.1 Abut residential land which has a gross density of less than half of that proposed in the park, or

5.4.1.1.2 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.

5.4.1.2 Within 25 feet of any property line and within the buffer strip, 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 through the life of the project.

5.4.2 Compliance with Laws and Ordinances

Mobile Home Parks shall comply with all applicable State laws and municipal ordinances, and shall meet the requirements of the Edgecomb Subdivision Law, except where provisions of these ordinances are overridden by the Mobile Home Park Ordinance.

5.4.3 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 for a site-built, single-family dwelling.

5.4.4 Fire Protection

Each lot shall be legibly marked for identification, and easily accessible to emergency vehicles (permitting fire apparatus to approach within 100 feet).

5.4.5 Ground Water

5.4.5.1 Application

For mobile home parks not served by a public sewer, the application shall include an assessment of the impacts of park development on ground water quality. The assessment shall be prepared by a Certified Geologist or Licensed Professional Engineer, and shall include the following;

5.4.5.1.1 A map showing the basic soil types

5.4.5.1.2 The depth to the water table at representative points throughout the mobile home park.

5.4.5.1.3 Drainage conditions throughout the mobile home park.

5.4.5.1.4 Data on the existing ground water quality, either from test wells in the mobile home park or from existing wells on neighboring properties.

- 5.4.5.1.5 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 greater distance. For mobile home parks within the watershed of a lake, projections of the development's impact on ground water phosphate concentrations shall also be provided.
- 5.4.5.1.6 A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the mobile home park and within 200 feet outside the mobile home park boundaries.
- 5.4.5.1.7 An additional hydrogeologic survey at the applicant's expense may be required by the Planning Board so that the impact on ground water by the proposed development may be reasonably assessed. This survey shall be carried out by a hydrogeologist of the Planning Board's selection. *[amended May 17, 2008]*
- 5.4.5.2 Standards
- 5.4.5.2.1 Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).
- 5.4.5.2.2 No mobile home park shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Water Standards (State of Maine Rules Relating to Drinking Water, Page 7.1 Rev 11/83). No mobile home park shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards (State of Maine Rules Relating to Drinking Water, Page 9.1 Rev 11/83).
- 5.4.5.2.3 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.
- 5.4.5.2.4 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.

5.4.5.3 Development

The subsurface wastewater 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.

5.4.5.4 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.

5.4.5.5 Lot Size, Width, and Density

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

5.4.5.5.1 Lots served by individual subsurface sewage disposal system:

Minimum lot area: 20,000 square feet
Minimum lot width: 100 feet

5.4.5.5.2 Lots served by a central subsurface wastewater disposal system:

Minimum lot area: 12,000 square feet
Minimum lot width: 75 feet

5.4.5.5.3 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.

5.4.5.5.4 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 from side lot line to side lot line across the front of the mobile home perpendicular to a straight line from the right-of-way to the front of the manufactured home.

5.4.5.5.5 Lots within a shoreland zoning district shall meet the lot area, lot width, setback, and shore frontage requirements for that district.

5.4.5.5.6 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. The area within the municipality's shoreland setback.

5.4.5.6 Lot Setbacks

5.4.5.6.1 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 residential dwelling units.

5.4.5.6.2 So as to avoid monotony and sameness, the Planning Board may allow the front setback on a private road within a mobile 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 feet for all units.

5.4.5.6.3 Carports of non-combustible material are not subject to side setback requirements.

5.4.5.6.4 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.

5.4.5.7 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.

5.4.5.8 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.

5.4.5.9 Park Administration

The owner or operator of a mobile home park shall be responsible for ensuring the maintenance of all 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.

5.4.5.10 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 square feet with minimum dimensions of 10 feet by 20 feet. This requirement may be waived if a parking lane is provided.

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.

5.4.5.11 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.

5.4.5.12 Road Standards

5.4.5.12.1 Road Design Standards

a. Private Roads: Privately owned roads within the mobile home park shall be designed by a Professional Engineer, licensed in the State of Maine, and shall be built according to Appendix C of the Rules of the Department of Professional and Financial Regulation Manufactured Housing Board Rules and Regulations Relating to Mobile Home Parks as amended.

b. Roads for Public Acceptance. Roads within mobile home parks which are to be offered for acceptance to the community shall meet the design standards as listed in the Subdivision Regulations.

c. Intersection with Public Roads. Mobile home park roads which intersect with public roads shall meet the following standards:

i. Angle of intersection: The desired angle of intersection shall be 90 degrees. The minimum angle of intersection shall be 75 degrees.

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

iii. Minimum sight distance. The minimum sight distance in feet shall be 10 times the posted speed limit in m.p.h. 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 4 feet above the pavement and the height of object 4 feet. Where necessary, the park land bordering the intersection shall be cleared of all growth and sight obstructions to achieve the required visibility. *[amended May 17, 2008]*

5.4.5.12.2 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 rights-of-way shall be approved by the Planning Board.

b. A traffic impact analysis shall be required if the park will generate more than 500 trips/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 wherever 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 an arterial street.

5.4.5.12.3 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 radius 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 Maine DOT standards.

5.4.5.13 Safety Standards

These standards shall apply to all manufactured housing built before June 15, 1976, or not built according to the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70, to be located in a mobile home park. The park owner shall have the burden of proving that these standards are met.

5.4.5.13.1 Exit Facilities - Exterior Doors

- a. Required egress doors shall not be located where a lockable interior door must be used in order to exit.
- b. Homes shall have a minimum of two exterior doors not less than 12 feet from each other as measured in any straight line direction regardless of the length of the travel between doors. One of the required exit doors must be accessible from the doorway of each bedroom without traveling more than 35 feet.

- c. All exterior swinging doors shall provide a minimum 28 inches wide by 74 inches high clear opening. All exterior sliding glass doors shall provide a minimum 28 inches wide by 72 inches high clear opening. Locks shall not require the use of a key for operation from the inside.

5.4.5.13.2 Exit Facilities - Egress Windows and Devices

Mobile homes shall have the following emergency egress facilities:

- a. Every room designed expressly for sleeping purposes, unless it has an exit door, shall have at least one outside window or approved exit device. If an exit window or device is installed, it shall be listed in accordance with procedures and requirements of AAMA 1704-1985.
- b. The bottom of the window opening shall not be more than 36 inches above the floor.
- c. Locks, latches, operating handles, tabs and any other window, screen or storm window devices, which need to be operated in order to permit exiting, shall not be located in excess of 54 inches from the finished floor.

5.4.5.13.3 Interior Doors

Each interior door, when provided with a privacy lock, shall have a privacy lock that has an emergency release on the outside to permit entry when the lock has been locked by a locking knob, lever, button or other locking devices on the inside.

5.4.5.13.4 Fire Detection Equipment

- a. At least one smoke detector (which may be a single station alarm device) shall be installed in the home in the following locations:
 - i. A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom door unless a door separates the living area from that bedroom area, in which case the detector shall be installed on the living area side as close to the door as practical. Homes having bedroom areas separated by any one or combination of communication areas such as kitchen, dining room, living room, or family room (but not a bathroom or utility room) shall have at least one detector protecting each bedroom area
 - ii. When located in hallways, the detector shall be between the return air intake and the living area.
 - iii. The smoke detector shall not be placed in a location which impairs its effectiveness.

- iv. Smoke detectors shall be labeled as conforming with the requirements of Underwriters Laboratory Standards No. 217, Third Edition, 1985, as amended through October 8, 1985, for single and multiple station smoke detectors.
- v. Each smoke detector shall be installed in accordance with its listing. The top of the detector shall be located on a wall 4 inches to 12 inches below the ceiling. However, when a detector is mounted on an interior wall below a sloping ceiling, it shall be located 4 inches to 12 inches below the wall and the sloping ceiling (cathedral ceiling). The required detector(s) shall be attached to an electrical outlet box and the detector connected by permanent wiring method into a general electrical circuit. There shall be no switches in the circuit to the detector between the over-current protection device protecting the branch circuit and the detector. The smoke detector shall not be placed on the same branch circuit or any circuit protected by a ground fault circuit interrupter.

5.4.5.13.5 Flame Spread

- a. Ceiling interior finish shall not have a flame spread rating exceeding 75.
- b. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with a flame spread rating not exceeding 25. Sealants and other trim material 2 inches or less in width used to finish adjacent surfaces within this space are exempt if supported by framing members or by materials having a flame spread rating not exceeding 25.
- c. Exposed interior finishes adjacent to the cooking range shall have a flame spread rating not exceeding 50.
- d. Kitchen cabinet doors, countertops, backsplashes, exposed bottoms, and end panels shall have a flame spread rating not to exceed 200.
- e. Finish surfaces of plastic bathtubs, shower units, and tub or shower doors shall not exceed a flame spread of 200.
- f. No burner of a surface cooking unit shall be closer than 12 horizontal inches to a window or an exterior door.

5.4.5.13.6 Kitchen Cabinet Protectors

- a. The bottom and sides of combustible kitchen cabinets over cooking ranges to a horizontal distance of 6 inches from the outside edge of the cooking range shall be protected with at least 5/16-inch thick gypsum board or equivalent limited combustible material. One-inch normal framing members and trim are exempted from this requirement. The cabinet area over the cooking range or cooktops shall be protected by a metal hood with not less than a 3-inch eyebrow projecting horizontally from the front cabinet face. 5/16-inch thick gypsum board or equivalent material which is above the top of the hood may be supported by the hood. A 3/8-inch enclosed air space shall be provided between the bottom surface of the cabinet and the gypsum board or equivalent material. The hood shall be at least as wide as the cooking range.
- b. The metal hood will not be required if there is an oven installed between the cabinet and the range.
- c. Ranges shall have a vertical clearance above the cooking top of not less than 24 inches to the bottom of combustible cabinets.

5.4.5.13.7 Carpeting

Carpeting shall not be used in a space or compartment designed to contain only a furnace and/or water heater. Carpeting may be installed in other areas where a furnace or water heater is installed, provided that it is not located under the furnace or water heater.

5.4.5.13.8 Roof Loads

All homes with roofs added after construction will require a professional engineer to inspect the roof to determine that the roof and home can withstand the rigors of a State of Maine winter or wind uplifts that may occur.

5.4.5.13.9 Heating and Fuel Burning System

A person holding a master license issued by the State of Maine Oil and Solid Fuel Examining Board shall inspect and certify that the heating and fuel system meets the requirement of NFPA-31 - Installation of Oil Burning Equipment as adopted by that Board.

5.4.5.13.10 Electrical System

A person holding a master license issued by the State of Maine Electricians Examining Board shall inspect and certify that the electrical system is safe and meets the National Electrical code in effect at the time the home was constructed.

5.4.5.14 Sanitary Standards - Sewage Disposal

5.4.5.14.1 All water-carried sewage shall be disposed of by means of one of the following:

- a. A centralized private sewer system approved by the Department of Human Services, serving each mobile home lot in the mobile home park.
- b. Individual subsurface sewage systems meeting the requirements of the State Plumbing Code.

5.4.5.15 Signs

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

5.4.5.15.1 One (1) identifying sign at each entrance of the mobile home park no larger than 24 square feet that may be indirectly lit, but not flashing.

5.4.5.15.2 Directional and informational signs for the convenience of tenants and the public relative to parking, office, traffic movement, etc.

5.4.5.15.3 Mobile home “for sale” signs, provided that such signs that face a public road shall be no more than 10 square feet and shall be limited to two signs per mobile home park.

5.4.5.15.4 Mobile homes address signs. The styles and location of the identifying sign shall not interfere with vehicle sight distance and shall be constructed in accordance with the local sign regulations.

5.4.5.15.5 All signs must conform to the sign ordinance of the Town of Edgecomb.

5.4.5.16 Storm Drainage

A storm drainage plan, prepared by a professional engineer, showing ditching, culverts, storm drains, easements, and other proposed improvements sufficient to accommodate a 25-year storm shall be incorporated in the Mobile Home Park plan.

5.4.5.17 Storage

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

5.4.5.18 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.

5.5 Enforcement

5.5.1 Violations and Enforcement

The Selectmen, upon a finding that any provision of this Ordinance or the conditions of any approval(s) is being violated, are authorized to institute legal proceedings to enjoin violations of this Ordinance.