

TOWN OF ALNA, MAINE
MOBILE HOME PARK ORDINANCE

SECTION 1. TITLE AND PURPOSE

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

The purpose of this Ordinance is to promote the orderly development of mobile home parks to ensure the health, safety, and general welfare of the residents of the park and the Town of Alna, Maine.

SECTION 2. AUTHORITY AND EFFECTIVE DATE

A. Authority

This Ordinance is adopted pursuant to Home Rule Powers as provided for in Article VIII-A of the Maine Constitution and in Title 30-A MRSA 3001, and the powers and limitations pertaining to mobile home parks set forth in Title 30-A MRSA Section 4358, Subsection 3.

B. Effective Date

This Ordinance shall be effective upon its adoption by vote of the Special Town Meeting on June 28, 1995.

SECTION 3. APPLICABILITY

This Ordinance shall apply to all development proposals for new construction of mobile home parks.

An approved mobile home park plan shall be necessary under the terms of this Ordinance, prior to the establishment 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. All mobile home parks established after the effective date of this Ordinance shall comply with the requirements of the Subdivision Law, Title 30-A M.R.S.A. Sections 4401-4407.

SECTION 4. SEVERABILITY

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

SECTION 5. CONFLICT WITH OTHER ORDINANCES

This Ordinance shall in no way impair or remove the necessity of compliance with any other rule, regulation, bylaw, permit or provision of law. Where this Ordinance imposes a greater restriction upon the use of the land, buildings, or structures, the provisions of this Ordinance shall prevail.

SECTION 6. AMENDMENT

A. Initiation of Amendment

An amendment to this Ordinance may be initiated by:

1. A majority vote of the Planning Board.
2. Request of the Selectmen to the Planning Board; or
3. Written petition to the Selectmen of 10 percent of the number of registered voters of the Town who voted in the last gubernatorial election.

B. Adoption

The amendment will be adopted by a majority vote of the Town at any Town Meeting.

SECTION 7. FILING

A copy of this Ordinance and any amendments hereto shall be filed with the Town Clerk. Copies shall be available to any member of the public.

SECTION 8. MOBILE HOME PARK REVIEW.

A. Application

Prior to the establishment of a mobile home park, an applicant shall apply for an approved mobile home park plan, which application shall include four 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:

4. Scale of the drawings submitted and compass rose.
5. Name and address of applicant.
6. Name and address of owner of property, if different from applicant.
7. What interest does the applicant have in the property (option, land purchase contract, lease, record ownership, etc.).
8. Boundaries of the tract of land. The Planning Board shall require a boundary survey by a licensed surveyor.

9. Location of existing and proposed mobile homes and other structures.
10. Location of buildings on abutting properties within 300 feet of the property line of the proposed park.
11. Location of existing public streets, roadways and rights-of-way.
12. Location of proposed access drives to the lot from public streets or roadways.
13. Location and arrangement of proposed off-street parking and loading areas and their appurtenant drives and maneuvering areas.
14. Location of existing and proposed pedestrian walkways
15. Location of existing and proposed utilities and easements therefore, including sanitary sewerage, water supply, and electricity.
16. Location of existing natural drainage ways and proposed storm drainage facilities, including dimensions of culverts, pipes, etc.
17. Location, intensity, type, size and direction of all outdoor lighting.
18. Location and proposed use of areas proposed for outdoor recreation.
19. 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.
20. Contour lines at a minimum of five foot intervals to show the effect on the land of existing and proposed grades for areas proposed to be excavated or filled.
21. Location and size of signs and all permanent outdoor fixtures.
22. Information about Soils Conditions on the Site. If subsurface sewage disposal is proposed, the information shall include evidence of soil suitability according to the State of Maine Subsurface Wastewater Disposal Rules.

The Site Plan shall show the location of soil test areas and natural wet areas. If no subsurface sewage disposal is proposed, medium intensity soils survey information about the site shall be included in the application. The Planning Board may require more extensive soils information if such is deemed necessary to adequately review the proposal.

23. A groundwater analysis as required by Section 9 of this Ordinance.
24. Other information as required by specific provisions of this Ordinance.

B. Application Procedures

1. Submission of Application

- a. Applications for mobile home park permits shall be submitted to the Chairman of the Planning Board 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 in 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, M.R.S.A., Sections 4401-4407 or of these determinations as to the completeness of the application. The applicant assumes all responsibility as to its completeness.
- b. The application shall be accompanied by a fee of \$50.00. All checks shall be made payable to the Town of Alna, Maine.

2. Public Hearing

- a. The Planning Board shall hold a public hearing on the proposed mobile home park with 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, all property owners within one thousand (1,000) feet of the boundaries of the mobile home park 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. Public hearings shall be conducted in accordance with the procedures in Title 30-A, M.R.S.A., Section 2691.

3. Planning Board Decision on the Mobile Home Park Application

- a. The Planning Board shall, within 30 days of a public hearing, 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. 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.
- b. 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 shall be filed with the Selectmen. The Planning Board shall maintain a permanent record of their action on the mobile home park.

4. Expiration of Approval.

All approvals shall expire within one year of the date of issuance unless development of the site hereunder is commenced within one year from the date of approval. If work is not completed within two years from the date of issue, a new application must be made.

5. 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 prior to Planning Board Approval.

6. 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 that the mobile home park plan is recorded without complying with this requirement, the plan shall be considered null and void, and the applicant shall be subject to the enforcement provisions of this Ordinance.

7. Limitation on Units.

After the effective date of this Ordinance, mobile and modular homes consisting of no more than two units and mobile homes meeting the safety standards contained in Section 9 of this Ordinance, may be located in a mobile home park. No site built home, or manufactured housing unit which fails to meet the definition of mobile or modular home contained in this Ordinance, or which consists of more than two sections, or which otherwise fails to meet the safety standards of this Ordinance, shall be located in a mobile home park.

C. Appeals

Appeals shall be governed by the Town of Alna Board of Appeals Ordinance.

SECTION 9. MINIMUM DESIGN AND PERFORMANCE STANDARDS

A. Use Limitations

No dwelling other than a manufactured home shall be located in a mobile home park.

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 individual subsurface sewage disposal systems

Minimum lot area – 20,000 square feet.
Minimum lot width – 100 feet
Minimum lot frontage – 100 feet.
2. Lots served by a central subsurface sewage disposal system

Minimum lot area – 12,000 square feet
Minimum lot width – 75 feet
Minimum lot frontage – 75 feet
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.
4. Lot frontage shall be measured in a straight line between the intersections of the side lot lines and the front line. 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 and at the face of the unit.
5. Lots within a shoreland zoning district shall meet the lot area, lot width, setback, and shore frontage requirements as specified in the Town of Alna Shoreland Zoning Ordinance.
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) 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, if applicable.

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 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 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.
3. Carports of non-combustible materials are not subject 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.

D. 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.

E. 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.
3. Within 25 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 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. This requirement shall apply only if other types of residential developments are subject to requirements at least as stringent as the requirements set forth in this paragraph.

F. 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.

G. Conversion of Park

No lot in a mobile home park may be sold 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.

H. Fire Protection

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

I. Ground Water

1. Application

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 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 whichever of the following is located closest to the subsurface sewage disposal system: (1) any wells within the mobile home park; or (2) the mobile home park boundaries; or (3) a point located a distance of 1000 feet from the subsurface sewage disposal system. 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.
- 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.

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

J. 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.

K. Open space requirements

1. Open Space Suitability

At least 50% of the required open space shall consist of land that is suitable for active recreation or storage.

2. Developed Open Space

All developed open space shall be designed and landscaped 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.

3. 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 is permitted.

4. Open Space Ownership

The developer shall submit, as part of their application, a copy of the 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.

5. Maintenance and Use

Open space shall be maintained and used for its stated purpose.

L. 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.

M. Park Administration

The owner or operator of a mobile home park shall be responsible for ensuring the maintenance of all structures and their sites. In carrying out these responsibilities, Park management actions shall conform to all applicable 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.

N. 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.

O. 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.

P. Road Standards

1. Road Design Standards

- a. Private Roads. 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.
- b. Roads for Public Acceptance. Roads within mobile home parks which are to be offered for acceptance to the Town of Alna shall meet the minimum road standards specified in the Town of Alna Site Review and Subdivision Ordinance.
- c. Intersection with Public Roads. Mobile home park roads which intersect with public roads shall meet the following standards:
 - 1) Angle of intersection. The desired angle of intersection shall be 90 degrees. The minimum angle of intersection shall be 75 degrees.
 - 2) Grade. The maximum permissible grade within 75 feet of the intersection shall be 2%.
 - 3) 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 object 4 ¼ feet. Where necessary, the park land bordering the intersection shall be cleared of all growth and sight obstructions to achieve the required visibility.

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 right-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. There shall be two means of egress from a mobile home park to 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.

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 plans to dedicate park streets to the Town, such streets shall meet municipal road standards. Acceptance of such streets shall be by Town Meeting vote.

Q 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 standards are met.

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.

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.

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.

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:
 - 1) 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 the 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.
 - 2) When located in hallways, the detector shall be between the return air intake and the living area.
 - 3) The smoke detector shall not be placed in a location which impairs its effectiveness.
 - 4) 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.
 - 5) 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 intersection on the connecting exterior 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. 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.

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 nominal framing members and trim are exempted from this requirement. The cabinet area over the cooking range or cook tops shall be protected by a metal hood with not less than a 3 inch eyebrow protecting horizontally from the front cabinet face. The 5/16 inch thick gypsum board or equivalent material which is above the top of the hood may be supported by the hood. A 3/9 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.

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.

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.

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 requirements of NFPA 31 Installation of Oil Burning Equipment as adopted by that Board.

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.

R. Sanitary Standards – Sewage Disposal

1. All water carried sewage shall be disposed of by means of one of the following:
 - a) A centralized private subsurface sewage disposal system approved by the Department of Human Services, serving each mobile home lot in the mobile home park.
 - b) Individual subsurface sewage disposal systems meeting the requirements of the State of Maine Subsurface Wastewater Disposal Rules.

S. 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.

T. 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 square feet 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 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.
4. Mobile/manufactured homes address signs.

The styles and locations of the identifying signs shall not interfere with vehicle sight distance and shall be constructed in accordance with the local sign regulations.

U. Storm Drainage

A storm drainage plan shall be prepared by a professional engineer showing ditching, culverts, storm drains, easements, retaining ponds and other proposed improvements sufficient to accommodate a 50 year storm.

V. Storage

A 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.

W. Utilities

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.

SECTION 10. ENFORCEMENT

A. Violations and Enforcement

The Selectmen, or Code Enforcement Officer/Building Inspector, 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.

B. Penalties

Any person, firm or corporation being the owner or having control or use of any residential building constructed in violation of any of the provisions of this Ordinance, shall be fined in accordance with the penalty provisions of Title 30-A, MRSA Section 4452.

SECTION 11. DEFINITIONS

- A. “Manufactured housing” means a structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chasses or an independent chasses, to a building site. The term includes any type of building which is constructed at a manufacturing facility and transported to a building site where

it is used for housing and may be purchased or sold by a dealer in the interim. For purposes of this section, two types of manufactured housing are included. Those two types are:

1. Those units constructed after June 15, 1986, commonly called “newer mobile homes,” which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, 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 or without permanent foundations, when connected to the required utilities including the plumbing, heating, air conditioning or electrical systems contained in the unit. This term also includes any structure which meets all requirements of this subparagraph, except 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 5401, et seq.; and
 2. Those units commonly called “modular homes,” which the manufacturer certifies are constructed in compliance with Title 10, chapter 957, and rules adopted under that chapter, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air-conditioning or electrical systems contained in the unit.
- B. “Mobile home park” means a parcel of land under unitized ownership approved by the municipality for the placement of 3 or more manufactured homes.
- C. “Mobile home park lot” means the area of land on which an individual home is situated within a mobile home park and which is reserved for use by the occupants of that home. A municipality may require a lot to be designated on a mobile home park plan.
- D. “Mobile home subdivision or development” means a parcel of land approved by the Alna Planning Board under the Subdivision Law, Title 30-A, M.R.S.A. Sections 4401-4407, for the placement of manufactured houses on individually owned lots.