

Town of Sebec

Manufactured Housing Ordinance

10/28/1992

I. Manufactured Housing

Provisions contained in this section shall apply to all unit defined as “Manufactured housing” according to Title 30-A. MSHA Section 4358.

A. Location

1. Siting of “Modular and Mobile Homes” shall be allowed in all area of town.
2. All manufactured housing sited within the town after the effective date of this Ordinance shall comply with the design standards contained in this section.
3. All manufactured housing sited within the town after the effective date of this ordinance shall comply with the minimum safety standards contained in this section. All manufactured homes constructed after June 15, 1976 and bearing the seal of Department of Housing and Urban Development which certifies the manufactured home was built pursuant to the provisions of the Manufactured Home Construction and Safety standards as revised shall be deemed to have fulfilled the safety standards of this section.

B. Design Standards – All manufactured housing shall be sited and maintained in such a manner to blend harmoniously with other residential structures in close proximity. To this end all manufactured housing located within the Town of Sebec after the effective date of this Ordinance shall:

1. Have and maintain external siding which is residential in appearance for the manufactured home as well as any other additions thereto;
2. Be located on a permanent foundation which may include at a minimum a gravel pad and skirting of material which is residential in appearance.
3. Have a pitched, shingle roof. The roof shall have a minimum pitch of four vertical units for every twelve horizontal units of measurement and shall be covered with asphalt or fiberglass composition shingles or other similar materials, but corrugated metal roofing is specifically excluded.

C. Safety Standards

1. Exit facilities

- i. Required egress doors shall not be located where a lockable interior door must be used in order to exit.
- ii. Homes shall have a minimum of two exterior doors not less than 12' from each other. One of the required exit doors must be accessible from the doorway of each bedroom with out traveling more than 35'
- iii. Every room designed expressly for sleeping purposes, unless it has an exit door, shall have at least one outside window. The bottom of the window shall not be more than 36" above the floor.

2. Fire Detection Equipment

All homes shall contain at least one operable smoke detector (preferably AC) centrally located within the home and one operable smoke detector in each bedroom.

3. Kitchen Cabinet Protectors

- i. Cabinet areas over the cooking ranges or cooktops shall be protected by a metal hood with not less than 3" eyebrow projecting horizontally from the front cabinet face.
- ii. Ranges shall have a vertical clearance above the cooking top of not less than 24 inches to the bottom of the combustible cabinets.

4. Electrical System

The electrical system shall be inspected and certified that the electrical system is safe and meets the National Electrical Code in effect at the time the home was constructed.

II. Mobile Home Parks

"Mobile Home Park" means a parcel of land under unified ownership approved by the municipality for the placement of three or more manufactured homes. Mobile home parks shall comply with the following standards. In addition, mobile home parks shall be subjected to subdivision review.

A. Lot size, dimensions, and setbacks

1. Lots served by individual subsurface sewage disposal system. Minimum lot area 20,000 sq ft. Minimum lot width 100 feet.
2. Lots served by a central subsurface wastewater disposal system. Minimum lot area 12,000 sq. ft. Minimum lot width 75 feet.

3. The minimum overall density of a mobile home park served by a central subsurface sewage disposal system shall be no less than one unit per 20,000 square feet of total park area.
4. Lots within a shoreland zoning district shall meet the lot area, lot width, setback, and shore frontage requirements for that district.
5. The overall density of the mobile home park shall be the combined area of its mobile home lots plus the area required for the road rights-of-way and the area required for buffer strips.

1. Lot Setbacks.

The following lot setbacks shall apply to all homes and accessory buildings: front setback: 20 feet. Side Setback: 20 feet. Rear setback: 10 feet. Public Road setback: 30 feet.

If these requirements conflict with requirements of the Shoreland Zone, the stricter standard 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. Road Standards

Unless otherwise stated below, 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 and standards contained in the Sebec Subdivision Regulations.

- a. Two-way park roads shall have a minimum right-of-way of 23 feet and a minimum 20 feet travelled way. On-street parking shall be prohibited unless parking lanes are provided.
- b. One-way streets shall have a minimum right-of-way of 18 feet and a minimum travelled way of 14 feet. On-street parking shall be prohibited unless parking lanes are provided.
- c. Parking lanes shall be a minimum of 8 feet in width, if provided.
- d. No mobile home lot may have vehicular access directly onto a state highway.
- e. A traffic impact analysis shall be required if the park will generate more than 100 trips/day (approximately 20 trailers).
- f. For mobile home parks expected to generate 100 trips per day or more. (20 or more trailers), there shall be at least two entrances from public street or roads.

3. Parking Requirements

For each mobile home lot there shall be provided at least two 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 an equivalent number of spaces is provided by a parking lane.

4. 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. Open Space

- a. Open Space Suitability. At least 50% of the required open space shall consist of land that is suitable for active recreation.
- b. 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.
- c. 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.
- d. 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 specifies 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 and recreation. Open space shall be maintained and used for its stated purpose.

6. Buffer Strips.

A 50 ft. wide buffer strip shall be provided along all property boundaries that abut a public way; abut residential land which has a gross density of less than half of that proposed in the park; or 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.

Within 25 feet of any property line and within the buffer strip, visual screening and/or landscaping shall be provided.

7. 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. Said storage facilities shall be sided with clapboard, vinyl or aluminum siding equivalent, board and batten, or shingled with a peaked roof and a locking door.

8. 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 owner, developer, or manager from complying with other applicable local, state, and federal codes and regulations.