

MOBILEHOME PARK AND TRAILER PARK ORDINANCE FOR THE TOWN OF WATERBORO, MAINE

ADOPTED AUGUST 2, 1975

Defining and Regulating Mobilehome and Travel Trailers;
Establishing Minimum Standards Governing the Construction
and Maintenance of Travel Trailer and Mobilehome lots;
Establishing Minimum Standards Governing the Provided
Utilities and Facilities and Other Physical Things and
Conditions to make Mobilehome and Travel Trailer lots Safe,
Sanitary, and Fit for Human Habitation; Fixing the
Responsibilities and Duties of Owners and Operators of
Mobilehome and Travel Trailer Parks; Authorizing the
Inspection of Travel Trailer Parks and Mobilehome lots and
Fixing Penalties for Violations.

SECTION 1 - DEFINITIONS

For the purpose of this Ordinance, the following words and phrases shall have the meaning ascribed to them in this section.

1. Code Enforcement Officer. Code Enforcement Office shall mean the officer duly appointed by the Town.
2. Mobilehome Mobile home shall mean any vehicle or structure used or so constructed as to permit its being towed on a public street or highway and/or used as a conveyance on the public streets and highways; whether licensed as such, or not, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons, and provided with a toilet and bathtub or shower whether to be placed on a foundation or not.
3. Permit. Permit shall mean a written permit issued by the Code Enforcement Officer permitting the travel trailer park to operate under this Ordinance.
4. Travel Trailer. Travel Trailer shall mean any vehicle used or so constructed as to permit its being used as a conveyance on the public streets and highways and duly licensed as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more person, and not provided with toilet and bathtub or shower and cannot readily be connected to a community sewer and water service. A travel trailer under this Ordinance shall also mean Tent Trailers, Truck Campers or other sleeping facilities other than a mobilehome and/or other sleeping facilities other than a mobilehome and/or what normally constitutes a permanent dwelling unit.

5. Mobilehome Park. Mobilehome Park shall mean a plot of ground on which 2 or more mobilehomes are occupied for dwelling or sleeping purposes are located.

SECTION 2 - MOBILEHOMES AND TRAVEL TRAILERS REGULATED

1. A travel trailer shall not be maintained in the Town of Waterboro, outside a travel trailer camp which is duly licensed, except as herein specifically permitted.

2. It shall be permissible for a householder to allow a bonafide guest to camp or park one (1) travel trailer in his or her yard adjacent to his or her house for a period not to exceed fifteen (15) days in any calendar year, provided, however, that such travel trailer is used only for sleeping purposes during such fifteen day period and also provided that the person owning said household shall have granted permission to the travel trailer occupants to use the said householder's sanitary facilities. The Code Enforcement Officer, Selectmen or other individuals as designated by the Selectmen may require written proof of permission of household owner that said trailer can be parked in householder's yard, the date of arrival of said trailer and duration of visit.

3. It shall be permissible for a landowner to allow one (1) travel trailer to be parked on land not adjacent to his household for a period of time not to exceed seven (7) days in any calendar year, provided, however, that such travel trailer has its own sanitary facilities and means for disposal of all waste. Said travel trailer occupants must secure written permission from landowner and together with such written permission, apply to the Selectmen or their appointed designate for a travel trailer parking permit. Such permit shall be issued for a specific period of time, not to exceed seven (7) days and a fee of five (5) dollars be payable to the Town of Waterboro for such permit.

4. A travel trailer may be stored in the Town of Waterboro regardless of the other provisions of this Ordinance, provided that it shall not be used for living or sleeping purposes during such time it is so stored and provided that it shall not be deemed as a nuisance.

5. No travel trailer shall be maintained in the Town of Waterboro as a temporary or permanent office unless permission is obtained by the Selectmen or their appointed designee unless such trailer meets all provisions of this Ordinance, Subdivision Regulations, State Regulations and other regulations as may be adopted by the Town of Waterboro.

6. Mobilehomes may be used as residences in the Town of Waterboro if it is located in a mobilehome park.

7. Mobilehomes may be located on other such land in the Town of Waterboro provided that requirements of the Subdivision Regulations minimum lot size, State Plumbing Code and other regulations as may be established by the Town of Waterboro or State are met.

8. Non-Conforming Uses. Any lawful travel trailer, mobilehome, travel trailer park or mobilehome park existing at the time this Ordinance or any amendment thereto is adopted, may be continued although such use does not conform to the provisions of this Ordinance. However, all travel trailers and mobilehome parks must comply with the Sanitary Laws and Regulations of the Maine

State Department of Health. No non-conforming use that has been discontinued for a period of twelve (12) consecutive months shall be reestablished except in conformity with this Ordinance.

SECTION 3-PERMITS

1. Permit Required. It shall be unlawful for any person to construct, maintain, operate or alter any mobilehome park or travel trailer park within the limits of the Town of Waterboro unless he or she or any firm holds a valid permit issued annually by the Code Enforcement Officer in the name of such person or persons or firm for the specific mobilehome or traveltrailer park. The annual cost of this permit shall be \$5.00 per mobile home space and for travel trailer space and not exceeding \$100. All initial applications for permits shall be made to the Planning Board. Upon approval of the Planning Board, issuance of the permit shall be by the Code Enforcement Officer and shall be contingent upon (1) compliance with all Sanitary Laws and Regulations of the State of Maine and the Planning Board and (2) compliance with this Ordinance. A permit will also be required as specified under Section 2, #3.

Any mobilehome being moved into the Town of Waterboro shall acquire a permit from the Code Enforcement Officer. The Cost of such permit shall be at the rate of one (1) dollar per thousand dollars of the estimated cost up to twenty thousand dollars, plus fifty (50) cents per thousand dollars to the estimated cost in excess of twenty thousand dollars up to one hundred thousand dollars.

2. Issuance of Permits. The Code Enforcement Officer shall annually renew such permit contingent upon compliance with all regulations in this Ordinance.

SECTION 4-INSPECTION

1. Inspection of Mobile home and Travel Trailer Parks. The Code Enforcement Officer is hereby authorized and directed to make inspections to determine the condition of mobilehome and travel trailer parks located within the municipality of Waterboro in order that he may perform his duty of safeguarding the health and safety of occupants of mobilehome and travel trailer parks and of the general public. The Code Enforcement officer or his duly authorized representative shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

2. Registration of Occupants: Each travel trailer and/or mobilehome park operator shall maintain a register for the registration of all occupants, which register shall contain information as follows:

1. Name and address of each occupant.
2. Trailer license number and manufacturer's make.
3. Automobile license number and make of automobile.
4. Number of site to which assigned.
5. Last place of location.
6. Date of arrival.
7. Date of Departure.