

**AMENDMENT TO THE TOWN OF WAYNE**  
**MOBILE HOME PARK, RECREATIONAL VEHICLE (RV) PARK, AND**  
**CAMPGROUND ORDINANCE**

The Town of Wayne Mobile Home Park, Recreational Vehicle (RV) Park, and Campground Ordinance is hereby amended as follows:

**TOWN OF WAYNE**  
**MOBILE HOME PARK AND CAMPGROUND ORDINANCE**

**SECTION I -ADMINISTRATION, PERMITS, AND DEFINITIONS**

**A. Purpose:**

This Mobile Home Park and Campground Ordinance (the “Ordinance”) has been drafted with the purposes of: promoting the health, safety and general welfare of the town residents and transient visitors; defining and regulating Mobile Home Parks and Campgrounds; ~~to~~ establishing the duties of owners and operators of said uses; and ~~to~~ establishing penalties for violations.

**B. Applicability:**

This Ordinance shall apply to all existing, new, and expanded Mobile Home Parks and Campgrounds located in whole or in part on property within the boundaries of the Town of Wayne, Maine.

**C. Definitions:**

“Campground”: Any area or tract of land under unified ownership to accommodate two (2) or more parties in RVs or other temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters or land upon which two (2) or more campsites are installed, which is used for recreational purposes and retains an open air or natural character. A campsite incidental to residential use and not associated with a Campground use (an “individual private campsite”) is excluded from the definition of “Campground.”

“Campsite”: The minimum prescribed dimension and land area for placement of RVs or other temporary living quarters reserved for use by occupants of that area.

“Person”: As used in this Ordinance, persons, partnerships, firms, corporations owners, lessees or licensees or their agents.

“Recreational Vehicle” (or “RV”): A vehicle primarily designed as temporary living quarters for recreation, camping, or travel; either with its own motive power, or mounted on or towed by another vehicle. An RV is used as a temporary shelter, not placed on a foundation, or permanently hooked to utilities.

“Mobile home”: A structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site.

“Mobile Home Park” or “Park”: A parcel of land under unified ownership approved by the municipality for the placement of 3 or more manufactured homes

“Park Space” or “Campsite”: The minimum prescribed dimension and area for each Mobile Home Park space or campsite in Part I, Article IX V of the Town of Wayne Zoning Ordinance, which area is reserved for use by the occupants of that area.

D. Permits Required:

1. Initial Permit: It shall be unlawful for any person to operate a Mobile Home Park or Campground, without first obtaining a permit from the Town of Wayne Code Enforcement Officer. Application for an initial permit shall be governed by this Ordinance

2. Fees, Initial Permits: A fee of \$150.00 shall be deposited with the application to the Code Enforcement Officer for parks or campgrounds of twenty spaces or campsites or fewer. For each space or campsite over 20, an additional \$5.00 per space or campsite shall be added.

3. Renewal Permits: Applications for renewal shall be made no later than May 1 of each year to the Code Enforcement Officer. A renewal permit shall be issued contingent with compliance with all regulations in this Ordinance and in approvals issued to the Mobile Home Park or Campground under the Town of Wayne Zoning Ordinance.

4. Fees, Renewal Permits: Fees for renewal shall be \$25.00 for parks or campgrounds of 20 spaces or campsites or fewer plus \$1.00 for each space or campsite over 20.

E. Application and Review Process: Applications for initial permits and renewal permits shall be in writing on forms approved by the S e l e c t B o a r d and shall have attached:

1. A plan or set of plans, drawn to a scale of not less than 100' to the inch, showing:
  - a. The area and dimensions of the tract of land. Map and lot Number
  - b. The location, number, and size of all park spaces or campsites within the tract.
  - c. Location and use of existing and/or proposed buildings and structures.
  - d. Setbacks of all park or camping spaces, buildings, structures, common areas,

roads, streets, and walkways from property lines, normal high-water mark, or water courses, as applicable.

- e. Location of all subsurface waste water disposal systems, and of all wells and/or sources of potable water on the Mobile Home Park or Campground parcel.
  - f. Location of common utility areas and structures on the Mobile Home Park or Campground parcel.
  - g. Data on the existing water quality from wells in the Mobile Home Park or Campground.
2. 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.
- F. Inspection: The Code Enforcement Officer is authorized and directed to make an annual inspection, and more frequent inspections as the Code Enforcement Officer reasonably deems appropriate, of all Parks and Campgrounds in order to determine compliance with this Ordinance and to safeguard health, safety, and welfare of the occupants of said parks and campgrounds. The Code Enforcement Officer shall have the right to enter at reasonable hours any private or public Park or Campground property relating to uses governed by this Ordinance in the pursuit of these responsibilities herein.

## SECTION II - SPECIFIC REGULATIONS FOR CAMPGROUNDS

- A. Service Facilities: Facilities which meet the following specifications shall be provided and continuously maintained in sanitary and in good operating order at all times when the Campground is open for business.
- 1. A source for a continuous, adequate (in volume for the number of campsites), safe, and potable supply of water.
  - 2. Not less than one toilet for each sex, operated by running water, and meeting the State Subsurface Wastewater Disposal Rules, for the first five campsites.
  - 3. Additionally, one toilet as above for each sex shall be provided for each additional ten campsites.
  - 4. For any campground of more than five campsites, one service building containing one lavatory for each sex, one shower with hot and cold running water for each sex, and one additional lavatory and shower for each sex for every ten additional campsites or fraction thereof.
  - 5. The storage, collection, and disposal of refuse shall be in closed containers which

shall not harbor rodents, insects, or create health hazards or odor. Covered refuse containers will be provided throughout the campground, and the refuse deposited removed daily to a central collection point.

B. Additional Requirements:

1. Campgrounds shall not operate for business prior to the third Friday in May nor after the third Sunday in October.
2. It shall be the responsibility of the Campground owner to file a complete list of all RVs, camping vehicles or other temporary living quarters stored on the premises during the off-season with the Code Enforcement Officer no later than November 1st each year.
3. Noise: Campgrounds must observe and enforce quiet hours between 10:00 p.m. and 8:00 a.m. Outdoor events and activities sponsored by the Campground owner shall not extend beyond 9:00 p.m.

### SECTION III - SPECIFIC REGULATION FOR MOBILE HOME PARKS

A. Utilities:

1. Each mobile home shall remain connected to an approved septic disposal system according to the State of Maine Subsurface Wastewater Disposal Rules with no more than four mobile homes being connected to a common subsurface system.
2. Electrical entrances shall continue to be provided for each space, and installation and connections shall continue to be in accordance with applicable State and local codes.
3. A potable and safe water supply shall be piped underground to each space in sufficient volume to provide 300 gallons per day per space at an average pressure of 40 psi.

B. Fire Protection: Existing water sources on the parcel shall remain suitable for fire protection and, dry hydrants shall remain at all available sources. Such sources will be noted on the plan.

C. Refuse and Garbage Disposal: the storage, collection, and disposal of refuse shall continue not to create a health hazard, rodent harborage, insect breeding area, accident hazards, or odor. All such wastes shall continue to be stored in covered, watertight, and animal proof containers. Collection shall continue to be sufficiently often to prevent overflowing of refuse. Central collection points shall continue to have container racks, holders, or other means for containing the refuse until collection. Such central collection points shall be indicated on the

plan. The provisions of this section shall remain the responsibility of the park owner.

#### SECTION IV - ENFORCEMENT & PENALTIES

- A. It shall be the responsibility of the Code Enforcement Officer to investigate and document alleged violations of this Ordinance. The Code Enforcement Officer shall prescribe in writing to the persons owning or operating a Mobile Home Park or Campground regulated under the purview of this Ordinance, their actions required to remedy the violation(s) and shall set the time limits for compliance. Failure to correct said violations in the time and manner prescribed shall require further action and remedies as provided by law and in equity as provided in 30-A M.R.S. §4452. The Select Board is authorized and shall bring such actions in equity or law as are proper, either upon request of the Code Enforcement Officer or of their own volition, to restrain, correct, or punish violations of this Ordinance.
- B. Penalties: Any person who violates any provision of this Ordinance shall upon conviction be punished by a fine of not less than \$100 or more than \$2,500 per violation for each day that the violation continues.
- C. Conflict in Ordinances: In any case where a provision of this Ordinance is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or code of the Town of Wayne, State of Maine or Federal law or regulation, the provision which establishes the higher standard shall prevail.
- D. Savings Clause: If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid for any reason, such decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect; and to this end, the provisions of this Ordinance are hereby declared to be severable.
- E. Amendment: This Ordinance may be amended by majority vote of a legally called Town Meeting. Such amendments shall be referred to the Planning Board for review and recommendations and the Board may have 120 days prior to presentation at Town Meeting to consider their review. Amendments submitted by petition of voters, or those to be voted by referendum shall follow the procedures required by law.
- F. Effective Date: This Ordinance is effective on its date of passage and repeals and supersedes the Mobile Home Park and Recreational Vehicle Park Ordinance of the Town of Wayne, Maine, dated March 1, 1971, and subsequent amendments thereto.

Adopted: March 1, 1971

Amended: June 19, 1991

June 8, 2021

June 10, 2025