

TOWN OF WAYNE
MOBILE HOME PARK, ~~RECREATIONAL VEHICLE (RV) PARK,~~ AND CAMPGROUND
ORDINANCE

Amended: ~~June 8, 2024~~ _____ 2024

SECTION I - ADMINISTRATION, PERMITS, AND DEFINITIONS

A. Purpose:

1. This Ordinance has been drafted with the purpose of defining and regulating Mobile ~~Home Parks, RV Parks,~~ home parks and Campgrounds; to establish minimum standards governing the site requirements, construction, and maintenance of ~~said these~~ uses; to establish minimum standards governing utilities and required facilities; to establish the duties of owners and operators of ~~said these~~ uses; and to establish penalties for violations. This Ordinance is intended to ensure that Campground and Mobile home park developments are consistent with the goal of supporting residential use and incentivizing “small businesses that strengthen our existing niches or economic clusters” while protecting the “rural, small town character” of Wayne as required by the Town of Wayne Comprehensive Plan.
2. This Ordinance is intended to regulate Campground and Mobile home parks to permit development that is consistent with environmental stewardship and conservation of natural resources.
3. This Ordinance is intended to promote the health, safety and general welfare of the town residents and transient visitors.
4. This Ordinance is intended to supplement and be applied along with the existing requirements of the Wayne Zoning Ordinance for Campground and Mobile home park development. As provided in Article IV, Section 11, applications for Campgrounds and Mobile home parks must comply with “all applicable State statutes and regulations,” and must “meet the subdivision standards under the Town of Wayne Subdivision Regulations.”

B. Jurisdiction:

This Ordinance shall have jurisdiction over all property within the boundaries of the Town of Wayne, Maine.

C. Definitions:

The definitions in Part II, Article I of the Wayne Zoning Ordinance are incorporated in this Ordinance and apply, except as modified or added below:

~~Recreational Vehicle (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.~~

~~Mobilehome: 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.~~

~~Mobilehome Park: A parcel of land under unified ownership approved by the municipality for the placement of mobilehomes which can be transported to the park in one or two sections.~~

~~RV Park or Campground: Land upon which two or more RVs are parked and occupied temporarily for recreational or camping purposes, or land upon which two or more camping spaces are installed. A camping site or space incidental to residential use is excluded.~~

~~Campground: In addition to the definition Part II, Article I, a Campground is an area or tract of land under unified ownership, which is primarily used for recreational purposes and retains an open air or natural character.~~

~~Park or Campground Space: The minimum prescribed dimension and area for each mobile home, RV, or campground space in this Ordinance, which area is reserved for use by the occupants of that area.~~

Density: The number of Campground and Mobile home park spaces allowed per acre of land determined suitable for development.

Impervious Surface: Any ground cover that does not allow water to infiltrate the soil, such as pavement, rooftops and compacted gravel.

Interior Road or Street: A road which provides connection(s) from ~~spaces~~campsites within a ~~RV, Campground or~~ Mobile Home ~~Park or Campground~~park to an access road or to service locations within ~~the Park or Campground~~that location.

~~Access Road: A road connecting a town way to a RV or Mobile Home Park, or Campground.~~

Campsite: In addition to the definition in Part II, Article I, any temporary living quarters located on the minimum prescribed land area required per campsite.

Mobile Home park: In addition to the definition in Part II, Article I, a Mobile Home park is a parcel of land under unified ownership approved by the municipality for the placement of mobile homes which can be transported to the mobile home park in one or two sections.

Recreational Vehicle (RV): In addition to the definition in Part II, Article I, a RV is used as a temporary living quarters, not placed on a foundation, or permanently hooked to utilities.

D. Permitted Use:

Application for Campground and Mobile home park uses in all zones is governed by Article II, Land Use Table in the Wayne Zoning Ordinance:

1. R-1, R-2, R-5, and R-6 zones. The activity of operating a Campground or Mobile home park is not allowed in these zones as a new or expanded use (see Land Use Table definition of "No").
2. R-3, R-4 zones. The activity of operating a Campground or Mobile home park may be allowed through conditional use permit from the Planning Board.

DE. Permits Required:

As provided in the Wayne Zoning Ordinance Article V, Section G 2., applications for a Campground shall meet the requirements of all applicable state statutes and licensing requirements, including, but not limited to, the State of Maine Department of Health and Human Services regulations for Tent and Recreational Vehicle Parks and Wilderness Recreational Parks, Chapter 205. Planning Board approval is contingent upon the applicant obtaining all state licensing and permitting approvals, including from the Maine Department of Environmental Protection.

1. ~~4.~~Initial Permit:

- A. It shall be unlawful for any person to construct, maintain, operate, or alter a ~~Mobilehome Park, RV Park, or~~ Mobile home park and Campground, without first obtaining a permit from the Wayne Planning Board.
- B. The application for an initial permit shall be made under the procedural requirements of, shall be subject to, and shall ~~be reviewed under~~ satisfy the review standards of the Town of Wayne **Subdivision Regulations, Sections H through K.** Review standards for roads and streets shall be governed by this Ordinance. Article IX, Section K, ~~of~~ the Wayne Zoning Ordinance does not apply to the review under these regulations.

2. ~~2-~~ Fees, Initial Permit Applications: ~~A fee of \$150.00 shall be deposited with~~ At the time of initial permit application, applicant shall pay the fee amount then currently in effect to the Town of Wayne for Campgrounds and Mobile home parks ~~or campgrounds~~ of twenty spaces or less. For each space over 20, an additional ~~\$5.00 fee~~ per space in effect at the time of application shall be added.

3. ~~3-~~ Renewal Permits: ~~Applications~~

- A. Campground and Mobile home park applications for renewal shall be made no later than May 1 of each year to the Code Enforcement Officer. ~~A~~
- B. Issuance of a renewal permit ~~shall be issued~~ is contingent ~~with~~ on compliance with all regulations in this Ordinance ~~and all applicable state statutes and regulations.~~
- C. The applicant shall provide a written statement that no changes have been made to the most recently reviewed Campground and Mobile home park permit application ~~or~~ Otherwise, the applicant must apply to the Planning Board for review of any ~~changes~~ proposed before changes prior to the date on which submission of a renewal permit is ~~due or issued. Changes are reviewed required.~~
- D. The Planning Board shall review any and all changes proposed in the same manner as ~~a~~ an initial permit.

4. ~~4-~~ Fees, Renewal Permits: ~~Fees for renewal shall be \$25.00 for parks or campgrounds of 20~~ At the time of renewal permit application, applicant shall pay the fee amount then currently in effect to the Town of Wayne for Campgrounds and Mobile home parks of twenty spaces or less ~~plus \$1.00 for~~ For each space over 20, an additional fee per space in effect at the time of application shall be added.

E.F. **Application and Review Process:** ~~Applications for initial permits and any~~ Applications for initial permits for Campgrounds and Mobile home parks and any subsequent proposed changes in renewal permits shall be in writing on forms approved by the Planning Board ~~and shall have attached.~~ In addition to the submission requirements in the Town of Wayne Subdivision Regulations H-K, written applications must include:

1. ~~4.~~ A set of original plans plus two copies, drawn to a scale of not less than 100' to the inch, showing:
2. ~~2.~~ The area ~~and~~, dimensions and total acres of the tract of land. ~~Map, with map~~ and lot ~~Number~~number. Indicate abutting property owners on the plan.
3. ~~3.~~ The location, number, and size of all ~~park or campground~~existing and proposed campsites for the Campground and Mobile home park spaces within the tract.
4. ~~4.~~ ~~Abutting~~Location of abutting roads and streets to the parcel, interior roads and streets, walkways, recreational facilities, buildings, ~~common areas, and~~ access roads to the site, wetlands, areas designated as significant wildlife habitat by the Department of Inland Fisheries and Wildlife, and archeological sites identified by the State Historic Preservation Commission.
5. ~~5.~~ Location and use of existing and/or proposed buildings ~~and~~, structures, and recreational areas facilities, and other common areas. Location of areas reserved as open space.

6. ~~6.~~ Setbacks of all Campground campsites, and Mobile home park ~~or camping~~ spaces, buildings, structures, ~~common areas~~ recreational facilities, roads, streets, and walkways from property lines, and normal ~~high water~~ high-water mark, ~~or water courses~~, as applicable.

7. ~~7.~~ Location of all test pits, copies of approved septic designs, location of wells and/or sources of potable water. The Planning Board may require more extensive soils ~~information, and water source analysis~~ if such is deemed necessary to adequately review the proposal.

8. ~~8.~~ Location of common utility areas and structures ~~prescribed~~ required by the Ordinance.

9. ~~9.~~ Overlay of USGS contour lines on the plan of the parcel.

~~10. Areas to be reserved as open space, common areas, recreation areas, etc.~~

10. ~~A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the tract of land for the Campground and Mobile home park and within 200 feet of the Campground and Mobile home park boundaries.~~

11. ~~11.~~ The depth to water table at representative points throughout the ~~mobile home park~~ tract of land.

12. ~~12. Data on the existing ground water.~~ The application must include a report satisfying the requirements set forth in Section G below. Such report must be from a Maine-registered civil engineer and shall include an analysis of groundwater quality, either from test wells ~~in the mobile home park or from~~ existing wells ~~on neighboring properties.~~

in the tract of land, and an analysis of the capacity of and impact on groundwater resources from the operation of the proposed Campground and Mobile home park ~~13. 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~~ post-development nitrate-nitrogen concentrations at any wells within the ~~mobile~~ Campground and Mobile home park, at ~~the mobile home park~~ their boundaries, and at a distance of 1000 feet from potential contamination sources, whichever is ~~at~~ the shorter distance.

~~14. 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.~~

~~FG. Standards to Protect Ground Water Supply and Quality: any contaminant concentration in the ground water to more than the 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.~~

~~1. Projections of ground water quality projections shall be based on the assumption of drought conditions (assuming 60% of annual average annual precipitation).~~

~~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 to meet public water supply standards.~~

~~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.~~

H. Existing Use:

~~G. Existing Use: All~~ As governed by the Land Use Table in Article II of the Wayne Zoning Ordinance, all lawfully existing ~~Mobile Home Parks, RV Parks, or Campgrounds at the~~ Campgrounds and Mobile home parks as of the amended date of adoption of this Ordinance shall be permitted to continue in their existing configuration with regard to size of ~~campsites, Mobile home~~ park spaces, number of ~~spaces~~ campsites authorized, setbacks, and road locations and widths. ~~Expansion shall comply with the requirements of this Ordinance.~~ A Renewal Permit satisfying the requirements in Section II of this Ordinance shall be required annually.

Any and all proposed changes to existing Campgrounds are to be reviewed in the same manner as an Initial Permit.

I. Inspection:

~~H. Inspection:~~ The Code Enforcement Officer is authorized and directed to ~~make periodic~~ conduct at least one annual inspection during the seasonal operation of all ~~Parks and~~ Campgrounds ~~in order to determine and for~~ Mobile home parks. The purpose of such inspection is to ensure continuing compliance with this Ordinance and the safeguarding of health, safety, and welfare of ~~the~~ occupants of ~~said~~ Campgrounds and Mobile home parks ~~and campgrounds.~~ He, The CEO shall have the right to enter at reasonable hours any private or public property relating to uses governed by this Ordinance in the pursuit of ~~his~~ the CEO's responsibilities herein.

SECTION II - SPECIFIC REGULATIONS FOR ~~RV PARKS AND~~ CAMPGROUNDS

~~A. Minimum RV or Campground Space: Each RV or campground space shall contain a minimum area of 5,000 square feet exclusive of access roads or driveways, and shall be no less than 50 feet wide measured at the line abutting interior access roads to the spaces.~~

A. Minimum Area for Campsite / Maximum Campsites:

As provided in Article V, Section G 2. of the Wayne Zoning Ordinance, the minimum prescribed area measured in square feet for a campsite is 5,000 square feet, not including roads and driveways. Calculation of the minimum square footage for a campsite shall be performed in accordance with the standards of Section II C. of this Ordinance. The minimum of 5,000 square feet of land for each campsite must be supplemented by 500 square feet for parking and maneuvering. The maximum number of campsites may not exceed 80.

B. Setbacks and Buffer/Screening:

1. B. Setbacks: Setbacks of any RV or campground space or structures in the Shoreland Zone as defined in As provided in Article V, Section G 2 of the Wayne Zoning Ordinance, the minimum setback for any campsite, structure, recreational facility or parking space shall be 100 feet from the normal ~~high water~~ high-water mark of any ~~lake,~~ pond, stream,

or upland edge of a wetland. ~~With regard to,~~ and the minimum width of a Campground shall be 500 feet at any point.

2. ~~From~~ the exterior perimeter of the parcel, setbacks of any ~~RV or campground space or~~ campsite, structure, recreational facility or parking space shall be ~~60~~ not less than 150 feet from side, rear, and front lot lines, ~~and not less than 200 feet from any residence (except for residence within the Campground belonging to the campground owner.)~~ Front lot lines are the lot lines separating the ~~lot~~ campsite from the right-of-way line of a street or road, public or private.
3. Campsites shall be laid out and screened from adjacent land areas and from public streets. Any combination of natural planting, landscaped earthen berms, or solid fencing may be used to achieve a continuous buffer not less than six feet in height. New plantings shall be native and appropriate for existing site conditions and blending and compatible with existing natural vegetation. Unnecessary disturbance of landscape shall be minimized, insofar as practicable, by avoiding tree removal and changes in grade. The clearing of trees and vegetation for a campsite shall be limited to 1,500 square feet. No temporary living quarters on a campsite shall exceed 400 square feet.
4. Each campsite shall be no less than 75 feet in width measured at the front lot line abutting the interior road or street. There shall be a minimum of 50 feet between temporary living quarters on a campsite. Included within the minimum 50 feet of distance between temporary living quarters on a campsite shall be a 10-foot strip of existing trees and vegetation or planted trees and vegetation on each side of the temporary living quarters. Temporary living quarters on a campsite shall be a minimum of 20 feet from the interior road or street.

C. ~~Minimum~~ Lot Size and Density:

~~4. Minimum~~ As provided in Article V, Section G 2., minimum lot size for a parcel of land used as ~~an RV Park or a~~ Campground shall be 10 acres.

1. Campsites shall be laid out so that the Density of each developed acre within the parcel of land used as a Campground shall not exceed 7 campsites per acre.
2. ~~2. That part of the lot fronting that is shore frontage on~~ any pond, ~~lake, or~~ stream, ~~or upland edge of a wetland~~ shall be no less than 500 feet in width measured at the normal high water mark, plus 50 feet for each additional 20 spaces or fraction thereof over 20 ~~high-~~ water mark.
3. As provided in Article V, Section G 2. of the Wayne Zoning Ordinance, areas of land supporting wetlands vegetation and land below the normal high-water mark of a water body shall not be included in calculating the land area per acre available for a campsite.

In addition, the following areas must be excluded in calculating the maximum density of 7 campsites per acre: areas designated as significant wildlife habitat by the Department of Inland Fisheries and Wildlife and archeological sites identified by the State Historic Preservation Commission. Such areas may not contain any buildings, structures or other impervious surface except for foot paths subject to Planning Board approval.

4. ~~3. Only~~ A Campground is allowed only one pier or dock ~~shall emanate~~emanating from the shoreline per 250 feet of shore frontage. ~~Their installation and that of, excluding shore frontage constituting wetlands. Pier, dock, and~~ unattached swimming ~~floats~~float installation shall be in accordance with the provisions of ~~Park~~Part I, Article V, Section F of the Wayne Zoning Ordinance, except the maximum dimensions of said piers, docks, or floats may be determined by the Planning Board based on projected use. As provided in Article V, Section F, the length of a pier or dock may not exceed 40 feet for every 250 feet of available shore frontage excluding wetlands. The number of boat slips allowed for every 40-foot pier or dock may not exceed two (2) slips.
5. The total square footage of all buildings, structures, and recreational facilities shall not exceed 10% of the parcel of land suitable for development for the Campground.
6. A Campground including dwellings proposed for owners or staff must conform to the Wayne Zoning Ordinance requirements for minimum lot size and dimensions. The land area required for such dwellings shall be deducted from the land area per acre suitable for development.

D. Use of ~~Park Spaces~~Campsites:

1. Campsites may be occupied by travel trailers, camping trailers, truck campers, pick-up campers, RVs, tents, or similar temporary living quarters, not exceeding 400 square feet and used for camping purposes. All RVs, and camping vehicles must have a current motor vehicle registration. Permanent structures may not be placed on a campsite.
- ~~1. Spaces in RV Parks or Campgrounds may be used by travel trailers, camping trailers, truck campers, pick-up covers, motor homes, tents, or equivalent facilities originally manufactured for camping purposes.~~

2. Campgrounds shall not operate for business prior to the third Friday in May and after the third Sunday in October.
3. 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 no later than November 1st each year.
4. ~~2. Mobile Homes~~ homes are specifically excluded from Campgrounds.
3. ~~No building, structure, or shelter may be constructed on a RV or campground space except tent platforms.~~
5. No permanent structure may be attached to a RV, camping vehicle or other temporary living quarters. No building, structure or shelter may be constructed on a campsite except for tent platforms. One collapsible screen room per campsite is permitted.
6. ~~4. No RV or campground space~~ campsite shall be conveyed, leased, or rented in a manner which grants or effects affects rights of ownership or title in said space said land area.
5. ~~Seasonal Recreational Vehicle rentals shall be permanently connected to a water supply or septic system. Otherwise no Recreational Vehicle shall be permanently connected to a water supply or septic system nor any RV or campground space occupied for dwelling purposes except temporarily for camping as provided for herein.~~
7. No RV, camping vehicle and temporary living quarters shall be permanently connected to a water supply or septic system.

E. Service Facilities- and Maintenance:

Facilities which meet the following specifications shall be provided and continuously maintained in sanitary and in good operating order at all times when the ~~RV Park or~~ Campground is ~~open for business~~ operational.

~~1. A source for a continuous, adequate (in volume for the number of spaces), 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 RV or campground spaces. Additionally, one toilet as above for each sex shall be provided for each additional ten RV or campground spaces.~~
1. Campgrounds shall operate in compliance with the minimum requirements imposed under state law and regulation, including but not limited to potable water supply, plumbing, and Subsurface Wastewater Disposal Rules.
 2. Campgrounds shall develop Rules for the operation and maintenance of facilities that address the following:
 - a. Collection, recycling and disposal of all solid waste;
 - b. Fire protection;
 - c. Noise;
 - d. Access to emergency services including police, fire and ambulance;
 - e. Road maintenance;

- f. Best Management Practices for stormwater and erosion;
- g. Disposal of wastewater from RVs and camping vehicles;
- h. Regular maintenance of potable water supply and sanitary facilities.

~~3. For any RV or campground of more than five spaces, 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 spaces or fraction thereof.~~

- 3. Campsites shall provide a subsurface wastewater connection or a central facility for disposing of such wastewater generated from each campsite.
- 4. Campgrounds shall provide conveniently spaced service building containing one toilet, sink and shower to accommodate every ten campsites or a fraction thereof.
- 5. ~~4.~~The storage, collection, and disposal of refuse and recycling shall be in closed containers which shall not harbor rodents, insects, or create health hazards or ~~odor~~ odors and shall be collected at least weekly. Covered refuse and recycling containers will be provided throughout the campground to prevent any refuse from overflowing, and ~~the refuse deposited~~ removed ~~daily~~ to a central collection point.
- 6. The use of any fertilizers containing phosphorus is prohibited.
- 7. In addition to the requirement of Article IX, Section F concerning glare, shielded fixtures shall be required to minimize light pollution.
- 8. Campgrounds with boat launches shall provide educational materials to boat owners and conduct invasive species inspection procedures prior to allowing boats to be launched from the Campground.
- 9. Each campsite shall be provided in a specifically designated location with a masonry or metal fireplace/firepit approved in writing by the Fire Chief. Fires shall not be allowed under conditions and at times determined to be unsafe by the Fire Chief. Wood ash from said fires shall be removed and disposed of weekly in the same manner as refuse. Fire protection requirements shall satisfy the standard in the Town of Wayne Subdivision Regulations.
- 10. Appropriate campground staff must be on the premises and available 24 hours a day when the Campground is operational.

F. Interior Roads and Driveways:

- 1. ~~4. Roads~~In addition to the requirements in the Wayne Subdivision Regulations and Article V, Section H governing interior roads and driveways ~~constructed to serve the~~

~~interior of the parcel and spaces, the following standards shall apply.~~ Interior roads and streets shall have a minimum travel way of 16 feet with ~~three-foot shoulders~~ three-foot shoulders on each side of the travel way. Campsites shall be set back from the shoulders of interior roads and streets on each side. Culverts will be placed at all points of water courses and collection points. Runoff shall be directed to areas where it can be absorbed by the ground and not discharged in any pond, ~~lake,~~ stream, or wetland. The design and plan for the construction of said roads shall be by a registered professional engineer. Alignment and gradient of roads shall be properly adapted to topography and consist of a smooth, hard surface with proper drainage. Said design, its profiles and cross sections, shall be submitted to the Planning Board as a part of the application.

2. ~~2.~~ Access Roads are subject to the provisions of the Town of Wayne Subdivision Regulations, Section J. It is the responsibility of the applicant to obtain all

necessary easements from the ~~abutters~~abutters of an access road to construct and maintain said road according to the requirements of the Planning Board. There shall be two access roads from the parcel for adequate evacuation in case of an emergency situation.

3. No vehicles are permitted to park on interior roads and streets of the Campground. As required in Article IX, Section L of the Wayne Zoning Ordinance, the minimum standard for off-street parking is four (4) spaces plus one (1) space for each campsite. This is in addition to the parking/maneuvering space requirement for each Campground Space.

G. Excavation and Fill: All excavation and fill shall be conducted in accordance with provisions in the Wayne Zoning Ordinance for such activities and shall provide measures for adequate control of soil erosion and/or sedimentation.

H. Noise.

1. Quiet hours must be enforced 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. ~~A. Minimum Lot Size and Limitation on Units and Ownership:~~ The overall area of a ~~mobile~~Mobile home park shall not be less than the combined area of its ~~mobile~~Mobile home park lots plus the area required for roads, ~~rights-of-way, and~~rights-of-way, buffer strips- ~~and area within the shoreland setback.~~ No dwelling unit other than a Mobile Home shall be located within a Mobile home park. The land within the Mobile home park shall remain in unified ownership and the fee to the lots or portions of the lots shall not be transferred.

B. ~~B. Minimum Mobile Home Space:~~

1. ~~4.~~ Each ~~mobile~~Mobile home ~~park~~ space with on-site subsurface waste disposal shall consist of an area not less than 20,000 square feet with a minimum lot width and lot frontage measured at the setback to the line abutting a road of not less than 100 feet.

2. ~~2.~~ Each ~~mobile~~Mobile home ~~park~~ space served by a central on-site subsurface ~~waste water~~wastewater disposal system shall consist of an area of not less than 12,000 square feet, with a minimum lot width and lot frontage measured at the setback to the line abutting a road of not less than 75 feet.

3. ~~3.~~ No more than 50% of each Mobile home park space shall be covered by the ~~mobile home~~Mobile Home, accessory buildings, or structures of any kind.

C. ~~C.~~ Concrete Pads: Each ~~mobile~~Mobile home space shall have a concrete slab, no less than 4 inches thick, on a 12-inch gravel base, of sufficient dimensions to serve as a foundation to the mobile home installed thereon.

D. ~~D.~~ Setbacks: Setbacks of the ~~mobile home~~Mobile Home or accessory structures from ~~mobile~~Mobile home ~~park~~space lot lines shall be 35 feet from the front lot line, 30 feet from a side lot line, and 30 feet from a rear lot line.

E. ~~E.~~ Additions of Accessory Structures:

1. ~~4.~~ One enclosed tenant storage facility of at least 300 cubic feet shall be provided on each ~~mobile~~Mobile home space for the storage of materials and equipment. No other accessory buildings shall be permitted.

2. ~~2.~~ No addition consisting of interior living space may be constructed to become attached to a ~~mobile home~~Mobile Home, unless such addition was originally designed as a part of the ~~mobile home~~Mobile Home by the manufacturer. Said additions, and open decks and stairways are permitted provided that they are not attached to an in-ground foundation and can be easily removed, and they meet the setbacks required as above.

F. ~~F.~~ **Location of Park With Respect to Roads:** Every ~~mobile-home~~ Mobile Home park shall have access to a currently maintained Town road by abutting thereon, or by means of a privately constructed road built according to standards as follows:

Construction of ~~access roads~~ Access Roads connecting a Town road to a ~~mobile-home~~ Mobile Home park shall meet the requirements of the Town of Wayne Subdivision Regulations, Section J. It is the applicant's responsibility to obtain, as required by the Planning Board, the necessary easements from and execute the necessary agreements with ~~abutters~~ abutters of an access road to improve and maintain any access road to the park. The applicant shall submit as a part of the application, the design, profiles, and cross sections of the access road prepared by a registered engineer.

G. ~~G.~~ **Interior Roads Within a Mobile Home Park:** Interior Roads within a park shall be continuous or terminate with a turn-around of not less than 100 feet in diameter, and

1. ~~4.~~ Shall have a minimum gravel base of 12 inches, 16-foot travel ways for parks of up to 6 spaces, and 18-foot travel ways for parks over 6 spaces, 2-foot shoulders of not more than 3:1 slope and be surfaced with a bituminous or chip-seal process to a depth of 2 inches. These provisions may not be waived by the Planning Board.
2. ~~2.~~ Shall be designed by a registered engineer and that design, profiles, and cross sections shall be submitted as part of the application.

H. ~~H.~~ **Utilities:**

1. ~~4.~~ Each ~~mobile-home~~ Mobile Home shall be connected to an approved septic disposal system according to the State of Maine Subsurface Wastewater Disposal Rules with no more than four ~~mobile-homes~~ Mobile Homes being connected to a common subsurface system.
2. ~~2.~~ Electrical entrances shall be provided for each space, and installation and connections shall be in accordance with applicable State and local codes.
3. ~~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.

I. ~~I.~~ **Fire Protection:** Easements shall be provided to existing water sources on the parcel suitable for fire protection and the owner shall install, per Wayne Fire Department specifications, dry hydrants at all available sources. Such sources will be noted on the plan. Each Mobile Home park space shall be legibly marked for identification and easily accessible to emergency vehicles, permitting fire apparatus to approach within 100 feet.

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

K. ~~K. Parking Areas:~~ Each ~~mobile home~~ Mobile Home park space shall have a minimum of two parking spaces provided in a dimension of not less than ~~9162 square~~ feet ~~wide by 48 feet long~~.

~~These~~ Parking spaces may be provided on each ~~mobile home~~ Mobile Home park space or within 50 feet of ~~a mobile home~~ such space in common parking areas. Parking on interior roads will not be permitted to satisfy this requirement and such parking shall not be permitted.

L. ~~L. Clearing of Vegetation and Buffer Strips:~~

1. ~~4.~~ A 50-foot buffer strip along Mobile Home park boundaries shall be required if the proposed density of the park is at least two times greater than the existing or proposed density of the land adjoining and across the street from the park. Natural visual screening within the first 25 feet of the buffer strip is required ~~and shall be continuously maintained. No structures, streets, or utilities shall be placed in the buffer strip except that may cross a buffer to provide services to the Mobile Home park.~~
2. ~~2.~~ Clear cutting prior to submission of the plan to establish a mobile home park is prohibited. Natural vegetation and trees shall be retained wherever possible consistent with permitted construction of spaces, roads, and utilities. Buffer strips of trees and evergreen vegetation of not less than 10 feet in width shall be maintained and created where necessary between ~~mobile home~~ Mobile Home park spaces.
3. ~~3.~~ All buffer strips shall be shown on the plan. The Planning Board as a part of its review may require landscaping to establish buffer strips between spaces and around the park perimeter.

M. ~~M. Park Administration:~~ The owner and operator of a Mobile Home park shall be responsible for ensuring the maintenance of all structures and their sites. In addition to this Ordinance, the owner and operator shall comply with all applicable local, state and federal codes and regulations.

SECTION IV - ENFORCEMENT & PENALTIES

A. ~~A.~~ It shall be the responsibility of the Code Enforcement Officer to investigate and document alleged violations of this Ordinance. ~~He~~ The CEO shall prescribe in writing to the persons owning or operating ~~and Park~~ the Mobile Home park or Campground under

the purview of this Ordinance, their actions required to remedy the violation(s) and set the time limits for compliance. Failure to correct said violations in the time and manner prescribed shall require further action and remedies provided by law. The ~~board of Selectmen~~members of the Select Board are 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. ~~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. ~~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 or greater restriction shall prevail.

Summary report:	
Litera Compare for Word 11.6.0.100 Document comparison done on 9/16/2024 11:32:01 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Mobile_Home_Park_Recreation_Vehicle_(RV)_Park_and_Campground_Ordinance_2021(1).pdf	
Modified filename: CLEAN Version - Campground ordinance TJT July 1 2024 to Mobile Home Park RV Campground Ordinance 2021.docx	
Changes:	
Add	409
Delete	231
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	640