

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

Amended: ~~June 8, 2021~~ _____ 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, 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 RV Park/Campground and Mobile Home Park developments are in harmony with the rural character of the community as described in the Town of Wayne Comprehensive Plan.
2. This Ordinance is intended to regulate RV Park/Campground and Mobile Home Parks to permit development that is consistent with environmental stewardship and conservation of natural resources.
3. This Ordinance is also 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 in addition to the existing requirements of the Wayne Zoning Ordinance for RV Park/Campground and Mobile Home Park development. As provided in Article IV, Section 11, RV Park/Campgrounds and Mobile Home Parks are considered a subdivision for review purposes and must also continue to 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 apply, except as modified or added below:

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

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

~~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.~~

~~Density: The number of 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.~~ and Mobile Home Park spaces allowed per acre of land determined suitable for development.

~~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.~~

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 within a RV; Park/Campground and Mobile Home Park or Campground 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.~~

RV Park/Campground and Mobile Home Park Space: The minimum prescribed amount of square feet of land that constitutes the space on which a single Mobile Home, Recreational Vehicle or other Temporary Structure for occupancy and sleeping purposes within a RV Park/Campground and Mobile Home Park may be placed.

RV Park/Campground: A commercial facility containing two or more Recreational Vehicles or other Temporary Structures used or rented for sleeping purposes by transients, tourists or other visitors. No Recreational Vehicle or Temporary Structure on a RV Park/Campground Space may exceed 400 square feet. Permanent Structures for sleeping purposes by transients, tourists or visitors are not allowed. A RV Park is not permitted to operate as a Park and Recreation area for the general public or otherwise issue day passes to the general public.

Temporary Occupancy: The use of a RV Park/Campground Space for a limited duration including a day, week, or months, not to exceed the period of allowed seasonal RV Park/Campground operation.

Temporary Structure: This definition incorporates the definition of “Temporary” and “Structure” in the Wayne Zoning Ordinance. In addition, Temporary Structure means any structure that is not permanent and is placed or installed on a RV Park/Campground space for occupancy and sleeping purposes. Temporary Structure are not permitted in a Mobile Home Park.

D. Permitted Use:

As set forth in the Land Use Table in Article II of the Wayne Zoning Ordinance, permission to establish RV Park/Campgrounds and Mobile Home Parks is required in the R-3 and R-4 zones by Planning Board Planning Board approval of a conditional use permit. RV Park/Campground and Mobile Home Park development as either a new or expanded use is not allowed in the R-1, R-2, R-5, and R-6 zones. For existing non-conforming uses, as defined in Part II, Article I of the Wayne Zoning Ordinance, Expansion of a structure and Expansion of a use in the R-1, R-2, R-5, and R-6 Zones is prohibited.

D. E. Permits Required:

Applicable State Regulation/Permits

As provided in the Wayne Zoning Ordinance Article V, Section G 2., applications for a RV Park/Campground shall meet the requirements of all applicable state statutes and licensing requirements, including, but not limited to, the State of Maine Department of 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. Initial Permit:

A. -It shall be unlawful for any person to construct, maintain, operate, or alter a ~~Mobilehome~~Mobile Home Park, and RV Park, ~~or~~ Campground, without first obtaining a permit from the Wayne Planning Board.

B. -The application for an ~~initial permit~~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 and~~ Wayne Zoning Ordinance ~~does not apply to the review under these regulations~~, as supplemented by the Standards of this Ordinance.

2. Fees, Initial Permit Applications:

~~2. Fees, At the time of Initial Permit Applications: A fee of \$150.00 shall be deposited with the application~~ application, applicant shall pay the fee amount then currently in effect to the Town of Wayne for ~~parks or campgrounds~~ RV Parks/Campgrounds and Mobile Home Parks 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. Renewal Permits:

~~A. 3. Renewal Permits: Applications~~ RV Park/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 renewal permit shall be issued contingent with compliance with all regulations in this Ordinance.~~

B. Issuance of a Renewal Permit is contingent on compliance with all regulations in this Ordinance and all applicable state statutes and regulations.

A. ~~The applicant shall provide a written statement that no changes have been made to the most recently reviewed RV Park/Campground and Mobile Home Park permit application or. Otherwise, the applicant must apply to the Planning Board for review of any changes proposed before a renewal permit is due or issued. Changes are reviewed in the same manner as a initial permit.~~ proposed changes prior to the date on which submission of a Renewal Permit is required.

B. The Planning Board shall review any and all changes proposed in the same manner as an Initial Permit.

4. Fees, Renewal Permits: Fees for renewal

~~4. 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 RV Park/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~~ Initial Permits for RV Park/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, written applications must include:

1. A set of original plans plus two copies, drawn to a scale of not less than 100' to the inch, showing:

2. ~~The area~~and dimensions and total acres of the tract of land, with Map and lot Number. Indicate abutting property owners on the plan.
3. ~~The location, number, and size of all~~ park or campground~~existing and proposed~~ RV Park/Campground and Mobile Home Park Spaces within the tract.
- ~~4. Abutting roads and streets to the parcel, interior roads and streets, walkways, buildings, common areas, and access roads to the site.~~
4. Location of abutting Roads and Streets to the parcel, Interior Roads and Streets, walkways, Recreational facilities, buildings, 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. Location and use of existing and/or proposed buildings~~and structures~~, Structures, and _____ Recreational _____ facilities.
6. Setbacks of all ~~park or camping~~RV Park/Campground and Mobile Home Park spaces, buildings, ~~structures, common areas, roads, streets~~Structures, Recreational facilities, Roads, Streets, and walkways from property lines, ~~normal high water~~and Normal high-water mark, ~~or water courses~~, as applicable.
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. Location of common utility areas and structures ~~prescribed~~required by the Ordinance.
9. Overlay of USGS contour lines on the plan of the parcel.
10. ~~Areas to be~~Location of areas reserved as ~~open space, common areas, recreation areas, etc~~Open Space.
11. A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the tract of land for the RV Park/Campground and Mobile Home Park and within 200 feet of the RV Park/Campground and Mobile Home Park boundaries.

~~12. 44.~~ The depth to water table at representative points throughout the ~~mobile home park~~ tract of land.

~~12. Data on the existing ground water quality, either from test wells in the mobile home park or from existing wells on neighboring properties.~~

~~13. An analysis and evaluation of the effect of the mobile home park on ground water resources~~ The application must include a report satisfying the requirements set forth in Section F below. Such report must be from a Maine-registered civil engineer and shall include an analysis of groundwater quality, either from test wells or existing wells in the tract of land, and an analysis of the capacity of and impact on groundwater resources from the operation of the proposed RV Park/Campground and Mobile Home Park. The evaluation shall, ~~at a minimum,~~ include a projection of ~~post development~~ post-development nitrate-nitrogen concentrations at any wells within the ~~mobile home park, at the mobile home park~~ RV Park/Campground and Mobile Home Park, at their boundaries, and at a distance of 1000 feet from potential contamination sources, whichever is ~~a~~ 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.~~

F. G. Standards to Protect Ground Water Supply and Quality:

~~1. Projections of ground water quality~~ In addition to the review standards in the Town of Wayne Subdivision regulations, groundwater quality projections shall be based on the assumption of drought conditions (assuming 60% of ~~annual~~ average annual precipitation).

~~2. 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.~~

~~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 Park/Campgrounds~~ as of the Amended date of adoption of this Ordinance shall be permitted to continue in their existing configuration with regard to size of ~~park~~ RV Park/Campground Spaces, number of spaces authorized, setbacks, and road locations and widths. ~~Expansion shall comply with the A~~ Renewal Permit satisfying all other requirements of this Ordinance. ~~A Renewal Permit~~ shall be required annually.

Any and all proposed changes to existing RV Park/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 RV 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 parks and campgrounds.~~ RV Park/Campgrounds and Mobile Home Parks. 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 RV Park/Campground Space / Maximum Spaces:

As provided in Article V, Section G 2. of the Wayne Zoning Ordinance, the minimum prescribed amount of space measured in square feet of land on which a Recreational Vehicle or other Temporary Structure may be placed is 5,000 square feet, not including roads and driveways. Calculation of the minimum square footage for RV Park/Campground Spaces 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 Recreational Vehicle or Temporary Structure must be supplemented by 500 square feet for parking and maneuvering. The maximum number of RV Park/Campground Spaces may not exceed 80.

B. Setbacks and Buffer/Screening:

1. As provided in Article V, Section G 2 of the Wayne Zoning Ordinance, the minimum Setback for any RV Park /Campground Space, Structure, Recreational facility or parking space shall be 100 feet from the Normal high-water mark of any Pond, Stream, or upland edge of a Wetland, and the minimum width of a RV Park/Campground shall be 500 feet.

~~2. **B. Setbacks:** Setbacks of any RV or campground space or structures in the Shoreland Zone as defined in the Wayne Zoning Ordinance shall be 100 feet from the normal high water mark of any lake, pond, stream, or upland edge of a wetland. With regard to~~From the exterior perimeter of the parcel, ~~setbacks of any RV or campground space or structure shall be 50~~Setbacks of any RV Park/Campground Space, Structure, Recreational facility or

parking space shall be 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 RV Park/Campground belonging to the campground owner.) Front lot lines are the lot lines separating the ~~lot~~RV Park/Campground Space from the right-of-way line of a ~~street~~Street or ~~road~~Road, public or private.

3. RV Park/Campground Spaces shall be laid out and screened from adjacent land areas and from public streets. Any combination of evergreen 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 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 placement of a Recreational Vehicle or Temporary Structure on a RV Park/Campground Space shall be limited to 1,500 square feet.
4. Each RV Park/Campground Space 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 each Recreational Vehicle or Temporary Structure. Included within the minimum 50 feet of distance between each Recreational Vehicle and Temporary Structure shall be a 10-foot strip of existing trees and vegetation or planted trees and vegetation on each side of the Recreational Vehicle and Temporary Structure. Each Recreational Vehicle and Temporary Structure shall be a minimum of 20 feet from the Interior Road or Street.

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

~~1. Minimum~~As provided in Article V, Section G 2., minimum lot size for a parcel of land used as ~~an~~a RV Park-~~or~~/Campground shall be 10 acres.

1. Each space for a Recreational Vehicle and Temporary Structure shall be laid out so that the Density of each developed acre within the parcel of land used as a RV Park/Campground shall not exceed 7 spaces per acre.
2. That part of the lot ~~fronting any pond, lake, stream, or upland edge of a wetland~~that is shore frontage on any Pond or Stream 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 20Normal 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 RV Park/Campground Space. In addition, the following areas must be excluded in calculating

the maximum density of 7 spaces 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 RV Park/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 ~~ParkPart~~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 RV Park/Campground.

D. D. Use of Park Spaces:

1. ~~Spaces in—RV Parks or Campgrounds may be used~~Park/Campground Spaces may be occupied by travel trailers, camping trailers, truck campers, pick-up covers, ~~motor homes, tents, or equivalent facilities originally manufactured for camping purposes.~~Recreational Vehicles, tents, or similar Temporary Structures not exceeding 400 square feet and used for Camping purposes. All Recreational Vehicles, camping trailers and truck campers must have a current motor vehicle registration. Permanent Structures may not be placed on a RV Park/Campground Space.
2. RV Park/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 RV Park/Campground owner to file a complete list of all Recreational Vehicles, camping trailers or equivalent Temporary Structures stored on the premises during the off-season no later than November 1st each year.
4. ~~2-~~Mobile Homes are specifically excluded from RV Park/Campgrounds.
- ~~3. No building, structure, or shelter may be constructed on a RV or campground space except tent platforms.~~

5. No Structure may be attached or used in addition to a Recreational Vehicle and Temporary Structure except a canopy. No additional Structures including, but not limited to, gazebos, screen rooms, storage sheds, or decks are permitted.
6. ~~4.~~ No RV or campground Park/Campground space shall be conveyed, leased, or rented in a manner which grants or effectsaffects rights of ownership or title in said space.
7. ~~5.~~ SeasonalNo Recreational Vehicle rentalsand Temporary Structure 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.

E. Service Facilities and Maintenance:

~~E. 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 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.~~
1. RV Park/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. RV Park/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 Recreational Vehicles;
 - h. Regular maintenance of potable water supply and sanitary facilities.
- ~~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.~~
3. RV Park/Campground spaces shall provide a subsurface wastewater connection for each space or a central facility for disposing of such wastewater generated from each RV Park/Campground space.
4. ~~3. For any RV or campground of more than five spaces, one~~Park/Campgrounds shall provide conveniently spaced service building containing one ~~lavatory for each sex, one~~

~~shower with hot and cold running water for each sex, and one additional lavatory~~toilet, sink and shower for each sex ~~for~~per every ten ~~additional~~RV Park/Campground spaces 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. 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. RV Park/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 RV Park/Campground
9. Each RV Park/Campground space 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. A manager must be on the premises and available 24 hours a day when the RV Park/Campground is operational.

F.F. Interior Roads and Driveways:

1. ~~Roads and driveways constructed to serve the interior of the parcel and spaces~~In addition to the requirements in the Wayne Subdivision Regulations and Article V, Section H governing Interior Roads and Driveways, 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. RV Park/Campground spaces 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~~Pond, lake, streamStream, or ~~wetland~~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. 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 RV Park/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 RV Park/Campground space. This is in addition to the parking/maneuvering space requirement for each RV Park/Campground Space.

~~G.~~ **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 9:00 p.m. and 8:00 a.m.

SECTION III - SPECIFIC REGULATION FOR MOBILE HOME PARKS

A. **Minimum Lot Size and Limitation on Units and Ownership:** The overall area of a ~~mobile home park~~ Mobile Home Park shall not be less than the combined area of its ~~mobile home park~~ 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. **Minimum Mobile Home Space:**

1. Each ~~mobile home~~ 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. Each ~~mobile-home~~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. No more than 50% of each Mobile Home Park sSpace shall be covered by the ~~mobile home~~Mobile Home, accessory buildings, or structures of any kind.

C. **Concrete Pads:** Each ~~mobile-home~~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. **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. **Additions of Accessory Structures:**

1. One enclosed tenant storage facility of at least 300 cubic feet shall be provided on each mobile home space for the storage of materials and equipment. No other accessory buildings shall be permitted.
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. **Location of Park With Respect to Roads:** Every ~~mobile-home park~~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 park~~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. **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. 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. Shall be designed by a registered engineer and that design, profiles, and cross sections shall be submitted as part of the application.

H. **Utilities:**

1. Each 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 being connected to a common subsurface system.
2. Electrical entrances shall be provided for each space, and installation and connections shall 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.

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.

J. **Refuse and Garbage Disposal:** 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 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. **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 162 square feet.

~~These~~ Parking spaces may be provided on each ~~mobile-home~~ Mobile Home Park Space or within 50 feet of 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. Clearing of Vegetation and Buffer Strips:

1. A 50-foot buffer strip along ~~park~~ 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. 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. 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. 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. It shall be the responsibility of the Code Enforcement Officer to investigate and document alleged violations of this Ordinance. The CEO shall prescribe in writing to the persons owning or operating ~~and the~~ Mobile Home Park or RV Park/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.

