

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

Adopted 6/26/91

SECTION I - ADMINISTRATION, PERMITS, AND DEFINITIONS

A. Purpose:

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 uses; to establish minimum standards governing utilities and required facilities; to establish the duties of owners and operators of said uses; and to establish penalties for violations.

B. Jurisdiction:

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

C. Definitions:

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

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.

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.

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

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



D. Permits Required:

1. Initial Permit: It shall be unlawful for any person to construct, maintain, operate, or alter a Mobilehome Park, RV Park, or Campground, without first obtaining a permit from the Wayne Planning Board. The application for an initial permit shall be made under the procedural requirements of, shall be subject to, and shall be reviewed under 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. Fees, Initial Permit Applications: A fee of \$150.00 shall be deposited with the application to the Town of Wayne for parks or campgrounds of twenty spaces or less. For each space over 20, an additional \$5.00 per space 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. The applicant shall provide a written statement that no changes have been made to the most recently reviewed permit application or 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 an initial permit.

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

E. Application and Review Process: Applications for initial permits and any subsequent changes shall be in writing on forms approved by the Planning Board and shall have attached:

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

2. The area and dimensions of the tract of land. Map and Lot Number. Indicate abutting property owners on the plan.

3. The location, number, and size of all park or campground 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.

5. Location and use of existing and/or proposed buildings and structures.

6. 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.

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 if such is deemed necessary to adequately review the proposal.

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

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.

11. The depth to water table at representative points throughout the mobile home park.

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 evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the mobile home park, at the mobile home park boundaries and at a distance of 1000 feet from potential contamination sources, whichever is a 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. Standards to Protect Ground Water Quality

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

G. Existing Use: All lawfully existing Mobilehome Parks, RV Parks, or

Campgrounds at the date of adoption of this Ordinance shall be permitted to continue in their existing configuration with regard to size of park spaces, number of spaces authorized, setbacks, and road locations and widths. Expansion shall comply with the requirements of this Ordinance. A Renewal Permit shall be required annually.

For existing use, the first permit applied for shall have attached a plan drawn to convenient scale of the entire parcel, the location of each space on the parcel, any structures or buildings and their use, and the setbacks from parcel property lines of all said spaces and buildings from all lot lines, and normal high water marks. Fees for renewal permits shall apply.

H. Inspection: The Code Enforcement Officer is authorized and directed to make periodic inspection of all Parks and Campgrounds in order to determine compliance with this Ordinance and the safeguarding of health, safety, and welfare of the occupants of said parks and campgrounds. He 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 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 75 feet wide measured at the line abutting interior access roads to the spaces.

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 the exterior perimeter of the parcel, setbacks of any RV or campground space or structure shall be 50 feet from side, rear, and front lot lines. *Front lot lines are the lot lines separating the lot from the right-of-way line of a street or road, public or private.*

C. Minimum Lot Size:

1. Minimum lot size for a parcel used as an RV Park or Campground shall be 10 acres.

2. That part of the lot fronting any pond, lake, 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.

3. Only one pier or dock shall emanate from the shoreline per 250 feet of shore frontage. Their installation and that of unattached swimming floats shall be in accordance with the provisions of 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.

D. Use of Park Spaces:

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. Mobile Homes are specifically excluded.

3. No building, structure, or shelter may be constructed on a RV or campground space except tent platforms.

4. No RV or campground space shall be conveyed, leased, or rented in a manner which grants or effects rights of ownership or title in said space.

5. 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: 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.

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.

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.

4. The storage, collection, and disposal of refuse shall be in closed containers which shall not harbor rodents, insects, or create health hazards or odor. One covered refuse container will be provided for each space, and the refuse deposited removed daily to a central collection point.

F. Interior Roads and Driveways:

1. Roads and driveways constructed to serve the interior of the parcel and spaces shall have a minimum travel way of 16 feet with three foot shoulders. 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. Said design, its profiles and crosssections, 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 and agreements from the abutters of an access road to construct and maintain said road according to the requirements of the Planning Board.

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.

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

A. Minimum Lot Size: The overall area of a mobile home park shall not be less than the combined area of its mobile home park lots plus the area required for roads, rights-of-way, and buffer strips.

B. Minimum Mobile Home Space:

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

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

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

C. Concrete Pads: Each 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 or accessory structures from mobile home 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 or 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, unless such addition was originally designed as a part of the 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 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 connecting a Town road to a mobile home park shall meet the requirements of the Town of Wayne Subdivision Regulations, Section J. It is the applicants's responsibility to obtain, as required by the Planning Board, the necessary easements from and execute the necessary agreements with 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. Roads Within A Mobile Home Park: 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 a 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.

J. Refuse and Garbage Disposal: The storage, collection, and disposal of refuse shall not create a health hazard, rodent harborage, insect breeding area, accident hazards, or odor. All such wastes 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 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.

**K. Parking Areas:** Each mobile home space shall have a minimum of two parking spaces provided in a dimension of not less than 9 feet wide by 18 feet long.

These may be provided on each mobile home space or within 50 feet of a mobile home space in common parking areas. Parking on interior roads will not be permitted to satisfy this requirement.

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

*1. A 50 foot buffer strip along 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 screening within the first 25 feet of the buffer strip is required.*

*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 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.*

#### **SECTION IV - ENFORCEMENT & PENALTIES**

**A.** It shall be the responsibility of the Code Enforcement Officer to investigate and document alleged violations of this Ordinance. He shall prescribe in writing to the persons owning or operating and Park of 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 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. 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. Saving 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 13, 1971, and subsequent amendments thereto.

Attest: A true copy of an ordinance entitled "Town of Wayne, Mobile Home Park, Recreational Vehicle (RV) Park, and Campground Ordinance", certified to me by the municipal officers of Wayne on the 19th day of June, 1991.

Signature: Mary Farnham  
Mary Farnham  
Town Clerk  
Town of Wayne