

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND ELEVENTH LEGISLATURE
4

5 Legislative Document

No. 220

6
7 S.P. 89

In Senate, January 18, 1983

8 Received by the Secretary of the Senate on January 18, 1983. Referred to
9 the Committee on Local and County Government, and ordered printed
10 pursuant to Joint Rule 14.

JOY J. O'BRIEN, Secretary of the Senate

Presented by Senator Twitchell of Oxford.
11

12 STATE OF MAINE
13

14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-THREE
16

17 AN ACT to Permit the Location of
18 Manufactured Housing on Lots Zoned for
19 Single-family Residential Use.
20

21 Be it enacted by the People of the State of Maine as
22 follows:

23 30 MRSA §4962, sub-§1, ¶I, as enacted by PL 1981,
24 c. 598, §1, is repealed and the following enacted in
25 its place:

26 I. In order to meet the housing needs of Maine
27 citizens and because of the high cost of conven-
28 tional housing, municipalities which adopt or
29 have adopted zoning ordinances shall permit manu-
30 factured housing, including mobile homes, to be
31 placed or erected on individual house lots in a
32 majority of those zoning districts within each
33 town that permit single-family housing on indi-
34 vidual lots. Municipalities shall identify those

1 districts which are suitable for that housing and
2 appropriately amend existing zoning ordinances as
3 soon as possible, but no later than January 1,
4 1984.

5 STATEMENT OF FACT

6 The State Planning Office has estimated that
7 Maine lacks approximately 50,000 units of housing,
8 and that that figure is growing by 5,000 units per
9 year. Because of the high cost of housing construc-
10 tion and housing financing, manufactured housing has
11 become the only affordable means of home ownership
12 for many Maine families. This bill requires Maine
13 communities to make provisions for the location of
14 manufactured housing in at least some residential
15 areas within their borders. This bill enables munic-
16 ipalities to set their own local standards, such as
17 design or aesthetic standards and certification of
18 manufacturing standards, thus preserving a signifi-
19 cant degree of local control.

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