

MAINE STATE LEGISLATURE

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L.D. 1441

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(Filing No. S- 138)

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STATE OF MAINE

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SENATE

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111TH LEGISLATURE

6

FIRST REGULAR SESSION

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COMMITTEE AMENDMENT " A " to S.P. 475,

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L.D. 1441, Bill, "AN ACT to Permit the Location of
Manufactured Housing on Individual House Lots."

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Amend the Bill in that part designated "§4965.",
in subsection 1, paragraph A, subparagraph (1), in
the 8th line (page 2, line 14 in L.D.) by striking
out the underlined figure and words "8 body feet" and
inserting in their place the underlined figure and
words '14 body feet'

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Further amend the Bill in that part designated
"§4965.", in subsection 1, paragraph A, subparagraph
(1), in the 9th line (page 2, lines 15 and 16 in
L.D.) by striking out the following: "40 body feet or
more in length or, when erected on site."

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Further amend the Bill in that part designated
"§4965.", in subsection 1, paragraph A, subparagraph
(1), in the 10th line (page 2, line 16 in L.D.) by
striking out the underlined figure "320" and insert-
ing in its place the underlined figure '750'

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Further amend the Bill in that part designated
"§4965." by striking out all of subsection 2 and
inserting in its place the following:

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'2. Location of manufactured housing. Muni-
cipalities shall permit manufactured housing, as de-
fined in this section, to be placed or erected on
individual house lots in a number of locations on
undeveloped lots where single-family dwellings are
allowed, subject to the same requirements as
single-family dwellings, except as otherwise provided
in this section. For the locations required by this
section, municipal ordinances may not require that
manufactured housing on individual lots be greater
than 14 feet in width, although municipalities may

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COMMITTEE AMENDMENT "A" to S.P. 475, L.D. 1441

1 establish design criteria, including, but not limited
2 to, a pitched, shingled roof; a permanent foundation;
3 and exterior siding that is residential in appear-
4 ance, provided that the requirements do not have the
5 effect of circumventing the purposes of this section.
6 It shall not constitute compliance with this section
7 simply to provide one or more zones or locations
8 where mobile home parks or mobile home subdivisions
9 or developments are allowed. Municipalities shall
10 have until January 1, 1985, to comply with this
11 section. Nothing in this section may prohibit munic-
12 ipalities from establishing controls on manufactured
13 housing which are less restrictive than are permitted
14 by this section.'

15 STATEMENT OF FACT

16 This amendment increases the minimum width and
17 the minimum square footage for mobile homes from 8
18 feet to 14 feet, and from 320 square feet to 750
19 square feet, respectively. It also changes the lan-
20 guage regarding where manufactured housing is to be
21 located from "wide variety of locations" to "a number
22 of locations." "Number of locations" is not intended
23 to mean most locations. It further makes it clear
24 that communities may establish design criteria for
25 manufactured housing and may require that such hous-
26 ing be placed upon a permanent foundation, when
27 located on an individual lot. It removes the penalty
28 provision of the bill which would make all portions
29 of a town open to manufactured housing if the town
30 failed to comply with the Act. A plaintiff would
31 still have the option of going to court to obtain an
32 injunction against a town which failed to comply with
33 the Act. Finally, the amendment makes it clear that
34 communities with no restrictions on manufactured
35 housing or less restrictive controls than are permit-
36 ted by this Act are not required to adopt the more
37 restrictive controls permitted by this Act.

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