

MAINE STATE LEGISLATURE

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114th MAINE LEGISLATURE

FIRST REGULAR SESSION - 1989

Legislative Document

No. 1205

H.P. 866

House of Representatives, April 18, 1989

Reference to the Committee on Legal Affairs suggested and ordered printed.

A handwritten signature in cursive script that reads "Ed Pert".

EDWIN H. PERT, Clerk

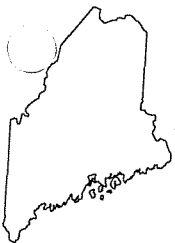
Presented by Representative NUTTING of Leeds.

Cosponsored by Senator WEYMOUTH of Kennebec, Representative HOGLUND of Portland and Representative PLOURDE of Biddeford.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-NINE

An Act to Create a Minimum Lot Size for Mobile Home Parks Not
Located on Public Water and Sewer Lines.



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

3 30 MRSA §4965, sub-§3-A is enacted to read:

5 3-A. Location and regulation of mobile home parks.

7 Municipalities:

9 A. Shall permit mobile home parks to expand and be
11 developed in a number of environmentally suitable locations
13 in each municipality with reasonable consideration being
15 given to permit existing mobile home parks to expand in
17 their existing locations. A municipality shall not select a
location for mobile home park development which, because of
prior lot division, locational setting within the
municipality, natural features or other similar factors, is
not reasonably suitable. This paragraph is effective
January 1, 1990;

19 B. Shall not enact or enforce any ordinance which conflicts
21 with or is more stringent than the following requirements.

23 (1) Municipalities shall require the size of lots
25 within a mobile home park served by a public sewer
27 system to be no larger than 7,500 square feet or the
29 size of the smallest residential lot permitted in any
31 zoning district in the municipality, whichever is
33 smaller, and shall require that the overall density of
a mobile home park served by a public sewer, as
determined by combining the area of the individual lots
with any additional land area for roads, parking,
storage, buffer strips, recreation, open space and
other uses, be no greater than 125% of the combined
area of the individual lots.

35 (2) Municipalities shall require the size of lots
37 within a mobile home park with separate on-site
39 subsurface waste water disposal on each lot to be no
41 larger than 20,000 square feet, and shall require that
43 the overall density of such a mobile home park, as
45 determined by combining the area of the individual lots
with any additional land area for roads, parking,
storage, buffer strips, recreation, open space or other
uses, be no greater than 125% of the combined area of
the individual lots.

47 (3) Municipalities shall require the size of lots
49 within a mobile home park served by a central on-site
51 subsurface waste water disposal system approved by the
Department of Human Services to be no larger than
12,500 square feet as long as the overall density of
the mobile home park is no more than one lot for every

