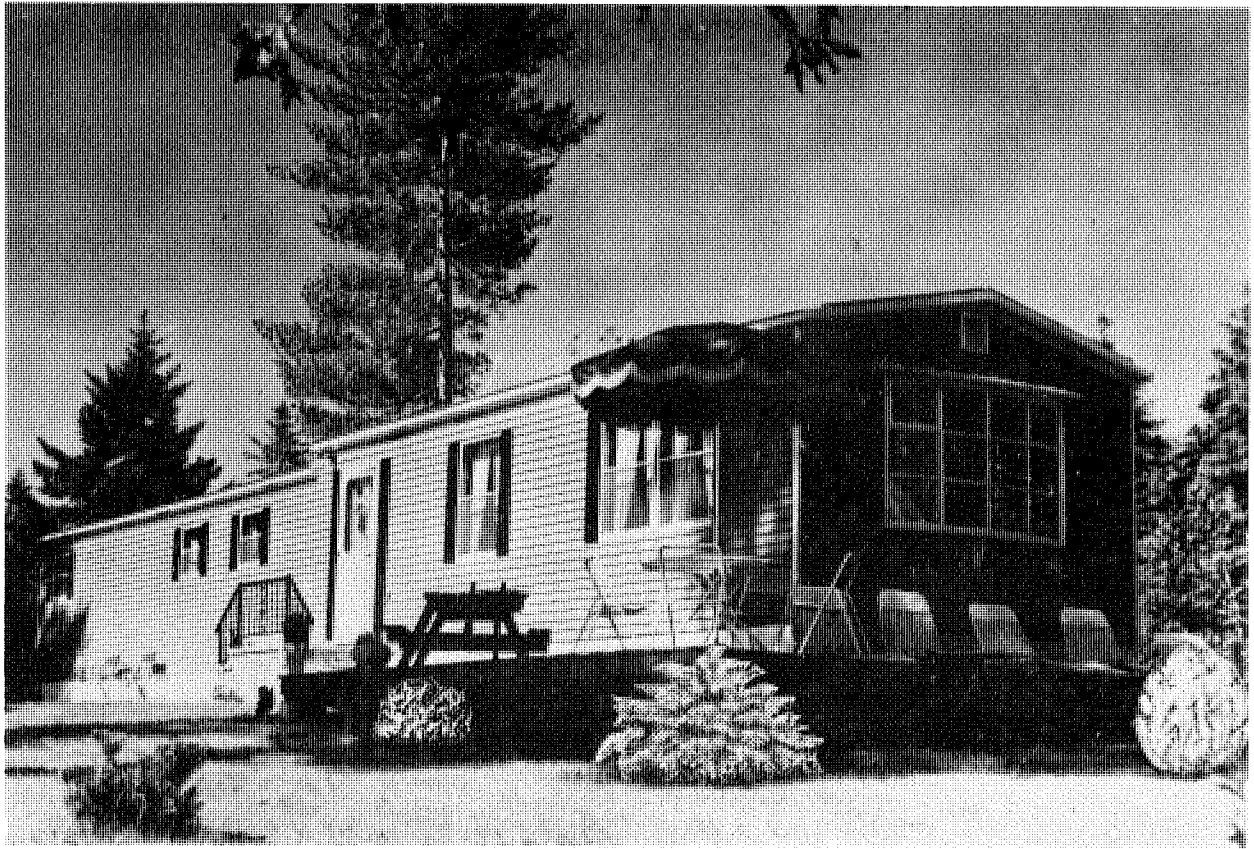


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Report on Current Practices Relating to Siting of Manufactured Housing

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Gordon L. Weil
Commissioner

Linda S. Gilson
*Director of
Administrative Services*



(207) 289-3916
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Central Building
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Hallowell, Maine

DEPARTMENT OF BUSINESS REGULATION

STATE HOUSE STATION 35
AUGUSTA, MAINE 04333

September 1, 1980

To Chairman LaPlante and Members of the Review Committee:

Chapter 54, Resolves of 1980, directed the Department of Business Regulation, with the assistance of the State Planning Office, to study and report on current practices relating to siting of manufactured housing in the State of Maine. The study was confined to fact-finding and data analysis. Conclusions and recommendations were left to the Review Committee.

In addition, as you directed, the agency obtained the cooperation and assistance of the Maine Municipal Association (MMA) and the Manufactured Housing Association and Institute for the North East (MHAINÉ) and other organizations with expertise on the subject.

We are pleased to submit our report to you and your committee.

Sincerely,

A handwritten signature in cursive script that reads "David F. Preble".

David F. Preble
Study Coordinator

**REPORT ON CURRENT
PRACTICES RELATING TO SITING
OF MANUFACTURED HOUSING**

September 1, 1980

BY

**Department of Business Regulation
Manufactured Housing Board
State House
Augusta Maine**

TO

**Review Committee on Manufactured Housing
Rep. J. P. Normand LaPlante
Chairman**

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ACKNOWLEDGEMENTS

The Department of Business Regulation gratefully acknowledges the enthusiasm and willing participation of all the municipalities that contributed to the study. Over 75% of all municipalities with a population of over 1000 responded to study committees request for information.

The Department also thanks Allen Pease of the State Planning Office and his staff for assisting in the study. Certainly the large municipal response was due largely to the hard work of Alan Goodwin of the State Planning Office. The analysis of municipal mobile home requirements would not have been nearly as successful without the professionalism exhibited by Rich Rothe of the State Planning Office.

Appreciation is also expressed to Martha Freeman for her research and analyses of current Maine law and court cases.

Special acknowledgement and appreciation is expressed to the clerical staff's contribution to the study, whose expertise made the whole project possible. They are:

Arlene Banks
Pat Beaudoin
Joyce Booker
June Conley
Susan Mosher
Jewell Childs

INTRODUCTION

During the Second Regular Session of the 109th Legislature, the Joint Standing Committee on Local and County Government received testimony on L.D. 1758, "An Act to Prevent the Exclusion of Manufactured Housing from Maine Towns by Unduly Restrictive Police Power Ordinances," indicating the existence of exclusionary ordinances pertaining to manufactured housing. The extent of this problem of the unreasonable exercise of municipal zoning was not made clear, thus prompting this study.

Chapter 54 of the Resolves of 1980 directs the Department of Business Regulation, through the Manufactured Housing Board, and with the assistance of the State Planning Office, to examine current municipal regulatory practices relating to the siting of manufactured housing. This investigation has been guided by a Review Committee established by the Resolve and comprised of Sen. Jerome Emerson, Senate Chairman of the Joint Standing Committee on Local and County Government, Rep. Norman LaPlante, House Chairman of the Standing Committee, Rep. Lloyd Drinkwater, a third member of the Standing Committee, John Melrose, a municipal representative, and David Bicknell, a representative of the manufactured housing industry. Rep. Eugene Paradis served as an alternate member of the Review Committee. This report provides facts and data analysis upon which the Review Committee will draw conclusions and make recommendations to the Joint Standing Committee on Local and County Government by September 1, 1980.

This study consists of four sections supplying information on manufactured housing in Maine. Section A details the requirements prescribed by many Maine towns for the siting of mobile and modular homes. Section B presents current Maine case and statutory law pertaining to municipal regulation of manufactured housing. Section C offers statistical information on the amount of manufactured housing in use in Maine. Finally, Section D describes possible alternative solutions to any problems of municipal zoning of mobile and modular homes that are found to exist.

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EXECUTIVE SUMMARY

Part A of this report contains 14 tables which summarize municipal mobile home regulations. Based upon the ordinances that were submitted to the State for review, these tables include the following results:

Tables 1 through 5 relate to municipal requirements for single mobile homes. Table 1 includes the names of 33 municipalities which restrict mobile homes to mobile home parks. Table 2 contains the names of 51 municipalities which, through a municipal zoning ordinance or its equivalent, restrict single mobile homes to some districts in the municipality. The table includes the name of the district(s) to which the mobile homes are restricted, and a rough estimate of the percentage of the community which those districts comprise. The percentages range from a low of 2 percent to a high of 95 percent. Table 3 contains the names of 80 municipalities that have minimum floor area requirements which apply to mobile homes. These requirements range from a low of 100 square feet per person, to a high of 780 square feet. Table 4 contains the names of 25 municipalities which require a special exception permit for a single mobile home but do not require a similar permit for conventional dwellings. Table 5 is a compilation of unique municipal requirements of 16 communities that do not fall into any of the previous categories.

Tables 6 through 11 relate to municipal requirements for mobile home parks. Table 6 includes the names of 8 municipalities that prohibit mobile home parks, while Table 7 lists the names of 15 municipalities which do not permit parks in their municipal ordinances. Table 8 contains a list of 79 municipalities that restrict mobile home parks to some zones. The listing for each municipality contains the name of the district (s) to which parks are confined, and a rough estimate of the percent of the total land area in the community which the district (s) occupy. Table 9 is a list of 110 towns that review parks as a special exception. Table 10 contains a list of mobile home park lot size listed alphabetically for 119 municipalities requirements, while Table 10-A lists these same municipalities by categories of lot size requirements. Both tables reflect the fact that lot size requirements for mobile home parks range from a low of 2,000 sq. ft. to a high of 120,000 sq. ft. Table 11 contains a list of 91 municipalities and their respective setback requirements in mobile home parks.

Table 12 is a town-by-town summary of the requirements of the previous 11 tables. Table 13 contains a list of 199 municipalities which have either no mobile home requirements, or requirements which do not fall into the categories of tables 1 through 11. Finally, Table 14 contains a list of communities that either did not respond to the questionnaire, or which did not send in all of the relevant ordinances requested.

B. Current Law and Court Cases

Maine cases dealing with the municipal regulation of the siting of manufactured housing present some decisions upholding town actions, and other decisions in favor of challenges of ordinances. Wright v. Michaud, 160 Me. 200 A.2d 543 (1964), upheld a zoning scheme which excluded mobile homes from individual lots where the town permitted an exception for mobile home parks. Town of Windham v. Sprague, 219 A. 2d 548 (Me. 1966), supported Windham's determination that the replacement of an old with a new mobile home eliminated a nonconforming use, thus requiring the new mobile home to be placed in a mobile home park.

City of Saco v. Tweedie, 314 A. 2d 135 (e. 1974), validated an ordinance which, on its face, did not totally exclude mobile homes because it allowed them in mobile home parks. Inhabitants of the Town of Raymond v. Rushlow, No. CV 75-771 (Me. Super. Ct. Sept. 27, 1976), enjoined the plaintiffs from replacing an old with a new mobile home without meeting the town's setback requirements. Your Homes, Inc. v. City of Portland Zoning Board of Appeals, Nos. CV 70-740 & 74-109, 77-1247 (Me. Super Ct. April 5, 1977 & Feb. 9, 1979), upheld the denial of a building permit for a mobile home park not meeting zoning ordinance requirements.

While the above cases buttress the position of towns, the following cases strengthen the arguments of manufactured housing advocates.

Grondin v. Inhabitants of Eliot, No. Yor. 975-A (Me. Super. Ct. April 30, 1969), invalidated an ordinance which completely banned mobile homes from the community. Town of Windham v. LaPointe, 308 A. 2d 286 (Me. 1973), declared the Windham ordinance invalid because it failed to prescribe standards for the establishment of mobile home parks. Leighton v. Town of Durham, No. And. 75-41 (Me. Super. Ct. March 31, 1976), struck down an ordinance which restricted new mobile homes to mobile home parks upon a showing that the ordinance was not based on health, safety or welfare objectives. Town of Herman v. Hatt, No. Pen. 77-1 (Me. Super. Ct. May 12, 1978), judged a minimum living space requirement invalid as applied to mobile homes because it did not reasonably relate to health, safety or welfare goals. Begin v. Inhabitants of Town of Sabattus, 409 A. 2d 1269 (Me. 1979), found an ordinance invalid for violating the constitutional mandate of equal protection of the laws where building permit limitations irrationally treated mobile home parks differently from conventional housing developments. Finally, Warren v. Municipal Officers of the Town of Gorham, No. CV 78-8 (Me. Super. Ct. June 12, 1980), enjoined the town from applying an ordinance excluding mobile homes, broadly defined, from individual lots to the plaintiffs' modular home. The Warren case offers a new approach to analysis of mobile home cases that is more favorable to manufactured housing proponents than the traditional approach which presumed the validity of municipal ordinances.

Certain constitutional provisions and statutes should be considered by municipalities seeking to regulate manufactured housing. While Article VIII of the Maine Constitution and 30 M.R.S.A. Sec. 1917 prescribe broad home rule powers for municipalities, this local authority is restrained by individual Maine and United States constitutional rights. Pertinent Maine statutes include the Manufactured Housing Act, the Industrialized Housing Laws, property and exise tax provisions concerning mobile homes, and certain statutes relating to mobile home park regulation.

C. Statistical Information and Trends

The statistics indicate that there are 41,162 mobile homes in the State of Maine. The Town of Lisbon has 749 mobile homes on the tax roles, while the Town of Brunswick is second with 661 mobile homes. The Town of Wells is the fastest growing municipality in numbers of mobile homes with 406 being installed in the town since 1975. In 1975, there were 499 licensed mobile home parks in Maine with 11,000 lots; today there are 523 parks with 14,476 lots. In the ten year period from 1970 through 1979, there were 26,728 homes installed in Maine while there were 44,525 single family housing starts and 11,855 multi-family housing starts.

All population figures used in the study are 1978 estimates provided by the Department of Human Services, Office of Research & Vital Records via Maine State Government Data Center, Maine State Planning Office.

D. Some Possible Alternatives

The final section, suggesting alternative procedures for the Review Committee after it has assessed the data presented in this report, is offered simply as a guide to discussion. The Committee must first determine if a problem of exclusionary zoning of manufactured housing exists and the nature of the problem.

Possible alternative actions include:

1. Providing educational programs for the public and for municipal officials;
2. Providing technical assistance for the amending of ordinances;
3. Notifying non-complying municipalities;
4. Supplying financial incentives to alter problem regulations;
5. Supporting legal challenges of ordinances and;
6. Establishing legislative standards for the zoning of manufactured housing;
7. Doing nothing if no problem is perceived

SECTION A

Municipal Mobile Home Requirements

EDITOR

RICH ROTHE

MUNICIPAL MOBILE HOME REQUIREMENTS

Introduction

Chapter 54 of the Resolves of 1980 directs the Department of Business Regulation, through the Manufactured Housing Board, and with the assistance of the State Planning Office, to conduct a study of current municipal regulatory practices relating to manufactured housing. As part of its responsibility to assist the Department in conducting this study, the State Planning Office has assembled and reviewed over 400 municipal ordinances and has compiled data on mobile home requirements on the following pages.

Ordinances were received from Maine's cities and towns in response to written requests made by the Department of Business Regulation, with follow-up phone calls made by the State Planning Office. As of August 19, 1980, 339 (or 73%) of the organized municipalities in Maine had responded to these requests.

This report to the Joint Standing Committee on Local and County Government consists of 14 tables which present the findings of the State Planning Office concerning current regulatory practices related to manufactured housing. Tables 1 through 5 contain information relating to the regulation of single mobile homes, while Tables 1 through 11 contain information relating to the regulation of mobile home parks. Table 12 is a summary of mobile home regulations by municipality. Table 13 contains a list of municipalities which do not appear to have any mobile home requirements, and Table 14 is a list of municipalities which may have some mobile home requirements but which either did not respond to requests for a copy of their municipal ordinance(s) or did not submit all of their ordinances for review. The tables are limited to a summary of mobile home requirements, as very few municipalities have provisions specifically tailored to modular housing units.

Review Committee Direction

The Review Committee met with the staff on two occasions to provide overall direction to the study effort. The first occurred prior to the review of municipal ordinances, and the second occurred during the course of the study, at which time the Committee reviewed preliminary data results and established some general, informal guidelines for conducting the study as follows:

1. For practical reasons, the study effort would be directed to reviewing requirements contained in municipal ordinances, rather than local administrative practices that might have an impact on manufactured housing.

2. The study would be limited to four types of municipal ordinances; zoning ordinances, subdivision regulations, building codes, and mobile home ordinances, despite the fact that other types of municipal ordinances (such as minimum lot size ordinances) might have some impact on manufactured housing.
3. The data would reflect municipal regulations relative to mobile homes, as very few municipalities had any requirements or established policies pertaining to modular housing units.
4. For practical reasons, the study would focus on the major types of regulations relating to mobile homes and mobile home parks. Consequently, some types of municipal regulations, such as those pertaining to skirting of mobile homes and parking requirements for mobile home parks, were not included in the scope of the review.

Limitations of This Report

The limitations of this report include the following:

1. In order to meet the Statutory deadline of September 1st for submitting a report to the Joint Standing Committee on Local and County Government, this report was compiled without the benefit of municipal review, comment, and correction. In a report of this magnitude, it is inevitable that errors will occur in some of the tables, that some of the information will have been based on incorrect assumptions and interpretations of municipal ordinances, and that recent amendments to municipal ordinances will render some of the data obsolete. Therefore, the information should be used cautiously and with the expectation that corrections and changes will have to be made.
2. Not all municipal ordinances were reviewed. Despite the fact that a major effort was made to obtain all relevant municipal ordinances, a number of municipalities did not or would not respond to repeated requests for a copy of their municipal ordinance(s). In some cases, copies of the various ordinances were simply not available. Therefore, this report does not reflect all of the mobile home and mobile home park requirements which may exist.

Explanation of Tables

The tables contained in this report relate to municipal requirements for mobile homes and mobile home parks. Municipal regulations aimed specifically at modular housing units are virtually non-existent. Several municipal ordinances do distinguish between modular housing units and mobile homes, but

for the most part these ordinances define a modular unit as a home consisting of two manufactured halves which are joined at the construction site to create a structure whose appearance is more like a conventional dwelling than a mobile home. There did not appear to be any ordinances that made a distinction between single-wide modular units and mobile homes. When contacted, a number of municipal officials stated that while their ordinances did not mention modular units, a 2-unit modular home would be treated like a conventional dwelling. Most were unaware of the fact that single-wide modulars may be identical in appearance to mobile homes, but some felt that the single-wide modular would be treated like a mobile home. Since these responses were somewhat speculative and did not necessarily reflect the official positions of the respective municipalities, no attempt was made to categorize the various responses. However, it seems reasonable to assume that in most municipalities, double-wide modular units would be treated like conventional dwellings for regulatory purposes, while single-wide modulars would be treated like mobile homes.

REQUIREMENTS FOR SINGLE MOBILE HOMES

Table 1 "Municipalities which Restrict Mobile Homes to Mobile Home Parks."

This table contains an alphabetical listing of municipalities which restrict mobile homes to mobile home parks. The prohibition against locating a mobile home on a single lot is usually contained in a local zoning ordinance, although some municipalities have placed this requirement in their mobile home ordinance. In several cases, the municipal ordinance did not specifically require that mobile homes be located in parks, but the requirement could be inferred from zoning district regulations which did not allow a single mobile home in any of the districts.

Table 2 "Municipalities that Limit Mobile Homes to Some Districts".

Table 2 was extracted from municipal zoning ordinances or their equivalent which allow single mobile homes in some, but not all, of the districts within the municipality. The table contains the name or designation of the district(s) and a rough estimate of the percentage of total land area in the community that is occupied by the district(s). The rough estimate was obtained by either "eyeballing" the zoning map or, when a copy of the map was not submitted or was unavailable, by phoning a municipal official in the particular community and asking them to make this approximation. In a number of instances, municipalities did not have a copy of the zoning map to submit, so a request for them to make an approximation was the only practical way of obtaining this information

short of driving to the community and observing the map firsthand. The limitations of the estimate include the following:

- a. They are only rough estimates at best, and might possibly be off by as much as 10 to 20% or more in some cases. However, a more precise estimate would have been very time-consuming and costly and therefore, beyond the scope of this study.
- b. They do not include an approximation of land that may be unsuitable for development.

Table 3 "Floor Area Requirements"

Municipal floor area requirements have been summarized according to size ranges in Table 3. In general, these figures have been obtained from local building codes, zoning ordinances, or mobile home ordinances. In those instances where the local ordinance was silent about whether the floor area requirement applied to mobile homes as well as conventional dwellings, it was assumed that it did apply.

Table 4 "Municipalities Which Review Individual Mobile Homes as Special Exceptions"

This table contains a listing of municipalities which require a special exception or conditional use (the terms are synonymous and are used interchangeably) permit for a single mobile home, but not for a conventional dwelling. Explanations such as "Only in Central Business District II", mean that mobile homes are special exceptions in that particular district, whereas conventional dwellings are permitted uses. It also means that there is at least 1 other district in the municipality in which mobile homes are listed as a permitted use.

Table 5 "Unique Provisions"

This table contains a number of municipal requirements that do not fall into any of the previous categories, and are not widespread so as to warrant the preparation of a separate table.

REQUIREMENTS FOR MOBILE HOME PARKS

Table 6 "Municipalities that Prohibit Mobile Home Parks"

Table 6 contains a list of municipalities with an ordinance that specifically prohibits mobile home parks from locating anywhere in the municipality.

Table 7 "Municipalities that do not Provide for Parks in the Municipal Zoning Ordinance."

A number of municipalities do not specifically prohibit mobile home parks in their municipal zoning ordinances. However, the manner in which these ordinances are structured would suggest that mobile home parks would be prohibited in any of the zones in the community. For example, one such ordinance lists

"permitted" and "conditional uses" for each district, none of which contains the entry "mobile home park." However, a third category entitled "omitted uses" states that uses which are not specifically mentioned in the previous two categories are prohibited. Since mobile home parks are not specifically mentioned, it seems reasonable to assume that they are prohibited. In some cases, there is no mention of either parks or omitted uses, but the structure of the ordinance would indicate that parks are prohibited. The compilation of Table 7 involves interpretation of municipal ordinances and the formulation of certain assumptions either of which may not be correct in all cases, and may therefore be subject to question.

Table 8 "Municipalities that Limit Parks to Some Zones".

Table 8 was extracted from municipal zoning ordinances which allow mobile home parks in some zones but prohibit them from others. The table contains the name or designation of the district(s) and a rough estimate of the percentage of total land area in the municipality that is occupied by the district(s). See discussion under Table 2 for an explanation of how this estimate was derived and what its limitations are.

Table 9 "Municipalities which Review Mobile Home Parks as Special Exceptions"

This table contains a list of municipalities with an ordinance which requires that mobile home parks be reviewed as a special exception (or conditional use). In several instances, parks were listed as a special exception, but the identity of the reviewing authority could not be determined.

This table is probably incomplete in terms of identifying those communities in which a board, such as the municipal planning board, reviews applications for a mobile home park. Many municipalities review mobile home parks as a subdivision without the benefit of a written ordinance but pursuant to a 1971 Memorandum, issued jointly by the Maine Municipal Association and the Attorney General's Office, which stated that mobile home parks could be considered to be a subdivision within the broad, functional definition of lots contained in the Subdivision Law. If all municipalities exercised the authority suggested by that Memorandum, all municipalities would review mobile home parks as a subdivision, regardless of whether or not an ordinance required it. The municipal reviewing authority under the provisions of the Subdivision Law would be either the municipal planning board or, if none exists, the municipal officers. No attempt has been made to categorize the municipalities that operate in accordance with the 1971 Memorandum.

Table 10 "Lot Sizes Required for Parks in Square Feet"

Table 10 lists lot size requirements for mobile home parks alphabetically by municipality, while table 10-A lumps the requirements by size categories. In several instances, municipalities have zoning ordinances but do not specify a lot size requirement for mobile home parks. Where this occurs, an assumption was made that each lot in a proposed mobile home park must comply with the minimum lot size requirement of the district in which the park is to be located.

Table 11 "Park Setback Requirements"

Table 11 contains 3 of the more common setback requirements that are likely to be found in a municipal ordinance which regulates mobile home parks; setbacks of each mobile home in the park from a public way abutting the park, from the boundary lines of the park, and from a conventional single family dwelling located on a lot adjacent to the park. In terms of distance requirements from a public way, some of the ordinances fail to state the point at which the measurement is to be made (right-of-way line, pavement edge, centerline), although most of the municipal ordinances stated how the measurement was to be made. In some instances, municipal ordinances did not specifically state a given setback distance from park boundaries, but did require that a buffer strip of vegetation be maintained around the boundaries of the park. The 25-foot green strip was interpreted to mean that individual mobile homes could not be placed within the strip, and therefore, would have to be 25 feet from the boundaries of the park.

OTHER TABLES

Table 12 "Municipal Summary of Mobile Home Requirements"

Table 12 contains an alphabetical listing of municipalities which were found to have one or more requirements pertaining to mobile homes or mobile home parks. The requirements of the previous 11 tables were summarized for each municipality in this table. One major assumption made in the compilation of the table is that the absence of a specific requirement is the same as no requirement. For example, if a municipality did not have a zoning ordinance which restricts mobile home parks to certain districts, it was assumed that parks would be permitted in 100% of the land area of the municipality.

Table 13 "Municipalities Which do Not Appear to have any of the Mobile Home Requirements Appearing in the Previous Tables."

Table 13 contains a list of municipalities that either have no mobile home requirements, as determined from a review of their ordinances and the questionnaire which they returned, or which have ordinances with mobile home requirements that

do not fall into any of the previous categories.

Table 14 "Municipalities which did not Respond to Survey Request or Which did not send in all Relevant Ordinances."

The final table includes a list of municipalities that did not return their manufactured housing survey or which returned the survey but did not send in all of their relevant ordinances. These communities may or may not have mobile home requirements that could be reported in one or more of the previous tables.

MUNICIPALITIES WHICH RESTRICT MOBILE HOMES
TO MOBILE HOME PARKS

Auburn	Millinocket
Bangor	Mount Desert
Biddeford	Ogunquit
Brewer	Old Town
Cape Elizabeth	Orono
Carrabassett Valley	Portland
Castine	Rockland ²
Corinth	Saco
Cumberland	Scarborough ³
Durham	South Portland
Falmouth	Standish
Gorham	Veazie
Hallowell	Waterville
Hampden	Westbrook ⁴
Kittery	Yarmouth
Mechanic Falls ¹	York
	North Yarmouth

-
1. Mechanic Falls - Town reports that a waiver of this requirement can be obtained if the individual removes the undercarriage and places the home on a permanent foundation.
 2. Rockland - Town reports that individual units may be allowed by variance in Residential B zone, which is 60% of the municipality.
 3. Scarborough - Town ordinance stipulates that an individual may replace a dilapidated single family dwelling with a mobile home under some circumstances.
 4. Westbrook - mobile homes must be located in "mobile home subdivisions" in "mobile home subdistricts."

TABLE 2

MUNICIPALITIES THAT LIMIT MOBILE HOMES TO SOME DISTRICTS		
<u>Community</u>	<u>Zone</u>	<u>% of Total Town</u>
Ashland	One Family Residence, Commercial	65
Bar Harbor	Central Business Dist. II, Rural	40
Bath	Country Residential Zone	50
Belfast	Outside Compact Area of City	75
Boothbay Hbr.	General Res., Business, Meadow, East Side	80
Brunswick	Urban Res., Suburban B, Coastal Res., Countryside Res., Forest and Farm, Suburban A (on Maquoit Road only)	40
Calais	R-3, R-4	2
Caribou	R-3	85
Carmel	Residential Farming, Commercial	95
Casco	Residential, Village	95
Cornish	Agricultural, Residential, General Purpose	unknown
Ellsworth	Residential-2, Industrial-2	90
Fairfield	Rural, Development, Rural Development	93
Fort Kent	Rural Farm	60
Gardiner	Residential, General Purpose	75
Freeport	RR-1, MDR-1	75
Herman	Residential B	95
Houlton	Rural Farm	85
Kennebunkport	Cape Porpoise West, Farm and Forest, Free Enterprise	85
Levant	Residential-Farming	99
Lewiston	Agricultural A	45
Limestone	Rural Res., Res. II (Along Old VanBuren Road)	97
Lincoln	Unrestricted, Business-Industrial	15
Lisbon	Farm-Rural Res., Commercial	65
Madawaska	RF, LDR	60
Manchester	RR-A, RR-B, RR-C, General	95
Mapleton	Residence and Farming	90
Mars Hill	R-1, R-2, Rural Farm	95
New Gloucester	All areas except Village, Historic Districts	90
Newcastle	Rural	50
Orrington	Rural Residential and Farming	75
Otis	All areas except Res. Dist. I	95
Penobscot	All areas except Shoreland Dist., Residential subdivisions	95
Pittsfield	Forestry-Agriculture	90
Poland	Rural Residential, Farm and Forest	unknown
Presque Isle	UR-1, Agriculture-Farming, Aircraft Hazard	95
Rangely	Rural	70
Readfield	Rural	50
Richmond	A portion of Village District	5
Sanford	Rural Residence Zones 1-3	70
Thomaston	R-1 on certain roads	20
Topsham	Rural Residential	80
Washburn	Residential and Farming	90
Wayne	Rural Residence and Farming, Low Density Res.	90
Wells	Residential Dist. A, Rural	95
West Bath	Residential, Business and Commercial	unknown
Windham	Farm, Shoreland	75
Winslow	Rural	85
Winter Hbr.	General Development	10
Winthrop	Rural, General Residence	85
Leeds	GR-A, RR-A	

FLOOR AREA REQUIREMENTS FOR MOBILE HOMES

Range-in Square Feet

<u>200-300</u>	<u>301-400</u>	<u>401-500</u>	<u>500 +</u>
Alna (256)	Arrowsic (400)	Bangor (450)	Ashland (780)
Brunswick (256)	Arundel(400)	Buxton (480)	Byron (700)
Camden (300)	Biddeford (320)	Cape Elizabeth (420)	Casco (540)
Kennebunkport (256)	Gray (400)	Corinth (450)	Eliot (650)
Limestone (256)	Kennebunk (320)	Cornish (450)	Hanover (600)
Orland (256)	Lebanon (400)	Cumberland (450)	Herman (735)
Orono (256)	Oxford (400)	Dyer Brook (450)	Kittery (550)
Presque Isle (256)	Phippsburg (360)	Falmouth (450)	Madawaska (650)
Rockland (300)	Sabattus (400)	Gardiner (450)	Mechanic Falls (600)
Skowhegan (256)	Sanford (320)	Gorham (450)	Ogunquit (650)
Stacyville (300)	York (400)	Hollis (450)	Pittston (600)
Veazie (256)		Howland (450)	Rangely (600)
Warren (100/person)		Lamoine (450)	Rockport (600)
		Limington (450)	Saco (600) ¹
		Lyman (450)	Turner (600)
		North Haven (450)	Wales (600)
		Porter (450)	Willimantic (600)
		Richmond (450)	Winter Harbor (600)
		Sebago (450)	Yarmouth (600)
		Shapleigh (450)	North Yarmouth (750)
		So. Portland (450)	
		Standish (450)	
		Thomaston (450)	
		Wayne (450)	
		Westbrook (450)	
		Carmel (500)	
		Hartland (500)	
		Herman (500) ¹	
		Houlton (500)	
		Levant (500)	
		Livermore (500)	
		Paris (500)	
		Pittsfield (500)	
		Windham (500)	
		Woodland (500)	
		1 - in mobile home park, but 735 outside park	
		Hampden (450)	

¹Saco's requirement is 600 ft plus 175 ft for each person over two.

MUNICIPALITIES WHICH REVIEW INDIVIDUAL
MOBILE HOMES AS SPECIAL EXCEPTIONS

(building inspector's permit for conventional dwellings)

<u>Municipality</u>	<u>Comment</u>
Alfred	In village district
Alna	Planning Board must hold public hearing, notify all people within 2000 feet of proposed site.
Ashland	Requires permit from Board of Appeals
Bar Harbor	This review only in Central Business Dist. II
Bath	This review required in Country Residence Zones
Brunswick	This review required from Board of Appeals
Casco	This review required only in Village District
Fairfield	This review required only in Development, Rural Dev. District
Fayette	Permit required from Selectmen
Holden	From Board of Appeals
Kennebunkport	Only in Cape Porpoise West Zone
Mars Hill	This review required only in R-1 Zone
Manchester	Only in Single Family Zone
Mexico	Permit required from Selectmen
Milford	Permit required from Board of Appeals
Otis	This review required only in Commercial District
Paris	Permit required from Planning Board
Poland	Permit from Planning only in General Purpose District
Randolph	Permit required from Selectmen
Rumford	Permit required from Selectmen
Thomaston	Permit required annually from Board of Appeals
West Bath	This review required only in Residential and Business-Commercial Districts
Westport	Permit required from Selectmen; no permit for conventional dwelling
Winter Harbor	This review required in General Development District
Winthrop	Permit required from Board of Appeals in General Residence District

UNIQUE PROVISIONS

<u>Municipality</u>	<u>Provision</u>
<u>Arundel</u>	Building permits are limited to 35 per year.
<u>Baldwin</u>	Lots in a subdivision must have 200 feet of road frontage (It is assumed that this provision would apply to lots in a mobile home park).
<u>Bradley</u>	No mobile home may be located within 500 feet of public buildings or churches.
<u>Glenburn</u>	Subdividers must classify their subdivisions as to whether they will be for conventional dwellings or mobile homes.
<u>Limington</u>	A mobile home may not be located within 500 feet of any lake or pond.
<u>Madawaska</u>	Mobile homes must be 150 feet from the right-of-way of a public road. No similar requirement exists for conventional dwellings.
<u>Mexico</u>	An applicant for a single mobile home must obtain a license from the municipal officers which may be issued only after the applicant has obtained the written approval of 51% of the people living within a 500-foot radius of the proposed site.
<u>Milford</u>	No mobile home may be located within 500 feet of a public building.
<u>Old Orchard Beach</u>	All mobile homes are prohibited from this municipality.
<u>Raymond</u>	Mobile homes outside a park must be 300 yards from Rt. 302, 150 yards from all other town and State-aid roads, and 600 feet from the normal high water mark of any lake or pond.
<u>Rumford</u>	Same provision as Mexico's.
<u>Sabattus</u>	Town is subject to an "Interim Planned Growth Ordinance" which states that permits will be issued for another 18 additional dwelling units in a mobile home park, 10 in a subdivision (including mobile homes), 16 additional single family dwellings not in a park, and 10 multi-family units.
<u>Skowhegan</u>	A permit is required from the building inspector for an individual mobile home. (No permit required for conventional dwelling) Setback standards exist for mobile homes, but not for conventional dwellings.
<u>Westbrook</u>	Mobile homes can be located only in "mobile home subdivisions" in "mobile home subdistricts." It was not possible to determine from the materials submitted where and to what extent such districts might be located.
<u>Westport</u>	Mobile homes must be set back 100 feet from the right-of-way of a public way (no comparable requirement for conventional dwellings).
<u>Bowdoinham</u>	Permit required from building inspector for mobile home. No similar requirement exists for other dwellings.

MUNICIPALITIES THAT PROHIBIT MOBILE HOME PARKS

Alna
Arrowsic
Byron
Kennebunkport

Milford
New Gloucester¹
Old Orchard Beach²

West Bath

¹New Gloucester - Town Manager indicates that parks would be allowed, provided that mobile home lots are two acres in size, despite ordinance prohibition to the contrary.

²Old Orchard Beach - All mobile homes are prohibited from locating in Old Orchard Beach.

MUNICIPALITIES THAT DO NOT PROVIDE FOR MOBILE HOME PARKS
IN THE LOCAL ZONING ORDINANCE

Ashland
Cape Elizabeth¹
Freeport²
Hancock³
Lincoln⁴

Madawaska
Mariaville
Newcastle⁵
Otis
Portland

Presque Isle
Rangeley⁶
Wells
Wilton
Woolwich

¹Cape Elizabeth - Town reports that parks would probably be allowed, although one has never been proposed.

²Freeport - Town indicates that mobile home park would be treated like a planned unit development to be reviewed by the Planning Board. Lot size to be same as single family dwelling for district in which it is located.

³Hancock - Town reports that parks would probably be permitted.

⁴Lincoln - Town reports that parks would be allowed in the same districts where single mobile homes are allowed.

⁵Newcastle - Town reports that parks would probably be allowed in rural district, even though parks are not mentioned as a special exception.

⁶Rangeley - Town reports that parks would probably be allowed in the Rural District.

⁷Wells - Town reports that parks would probably be allowed in Residential District as a subdivision but lot size would be 2½ acres.

MUNICIPALITIES THAT LIMIT PARKS
TO SOME ZONES

<u>Municipality</u>	<u>Zone(s)</u>	<u>% of Total Town</u>
Auburn	Suburban Residence	11
Bangor	Agricultural Zones (along certain roads only)	20
Bar Harbor	Rural	35
Bath	Country Residential	50
Belfast	Outside Compact Area of City	75
Biddeford	Rural Farm	60
Boothbay	Outside Compact Area	98
Boothbay Harbor	Gen. Residential, Business, East Side, Meadow	80
Brewer	Low Density Residential	10
Brunswick	Countryside Residential, Highway Commercial	20
Buxton	Residential	30
Calais	R-2, R-3, R-4, C-3	85
Caribou	Rural Residential and Farming	85
Carmel	Residential-Farming	85
Carrabasset Valley	Residential & Recreational, General Development	25
Casco	Residential	90
Castine	Outside Urban Compact Area	90
Cornish	Agricultural, General Purpose	
Cumberland	Rural Residential	70
Durham	Rural	
Eastport	Rural, Highway Business	35
Eliot	Rural, Suburban	80
Ellsworth	R-2, I-2	90
Fairfield	Rural	87
Falmouth	Farm and Forest, Urban Residential, A, B & C	90
Fort Kent	Rural Farm Residential	60
Fryeburg	Rural Residential	65
Gardiner	Outside Urban Compact Area	75
Gorham	Suburban Residential	40
Gray	RRA, GD	95
Hallowell	Outside Urban Compact Area	65
Hampden	Residential B, Rural	95
Herman	Residential B	95
Hollis	Hollis Center Village, Rural 2-acre, Rural 3-acre	75
Howland	Rural, Residential B	85
Houlton	Rural Farm	85
Kittery	Rural Residence	51
Levant	Residential-Farming	99
Lewiston	Residential 8	20
Limestone	Rural Residence, Res. II (on Old Van Buren Rd. only)	97
Lisbon	Farm-Rural Residential	60
Lyman	General Purpose	65
Manchester	General	5
Mapleton	Residence and Farming	90
Mars Hill	Rural Farm	80
Mt. Desert	Developing Residential, Rural & Woodland	50
North Berwick	Village, Residential	40
Ogunquit	Rural Residential -2	10

<u>Municipality</u>	<u>Zone(s)</u>	<u>% of Total Town</u>
Old Town	R-3	60
Orono	Forestry & Agriculture	60
Orrington	Rural Residential & Farming	75
Poland	Rural Residential, General Purpose	unknown
Pittsfield	Highway-oriented Commercial, Forestry-AG, Res.	95
Raymond	R-2	65
Readfield	Rural Residential, Rural	95
Rockland	Residence B	60
Rockport	Rural Dist. #3	90
Saco	C-1	50
Sanford	Rural Residence Zones 1-3	70
Scarborough	Rural Residence & Farming	60
South Portland	Rural Residential	15
Standish	Rural	unknown
Thomaston	Rural Residential & Farming	50
Topsham	Rural Residential	80
Veazie	Residence & Farming	35
Warren	Outside Urban Compact Area	90
Washburn	Residential & Farming	90
Waterboro	Village, Residential, AR	50
Waterville	Rural Residential	10
Wayne	Rural Residence and Farming	40
Westbrook ²	RFC, but only in mobile home subdivisions	unknown
Windham	Farm	70
Winslow	Rural, Res.-1, Res.-3	90
Winter Harbor	General Development	10
Winthrop	Rural	80
Yarmouth	Rural Residential 2	5
York	D-2	50
Leeds	RR-A	75
North Yarmouth	RD	95

¹Brewer - the LDR District, where parks are allowed, is only 600 feet deep. Each home in the park must be set back 200 feet from a public way, and 150 feet from all park boundaries.

²Westbrook - Mobile homes are allowed in "Residential mobile home subdistricts in mobile home subdivisions."

MUNICIPALITIES WHICH REVIEW MOBILE HOME PARKS
AS SPECIAL EXCEPTIONS

<u>Town or City</u>	<u>Annual Permit</u>	<u>Review Authority</u>	<u>Town or City</u>	<u>Annual Permit</u>	<u>Review Authority</u>
Acton	-	PB	Fryeburg	-	BOA
Alfred	-	PB	Gardiner	-	PB (in res. zone)
Augusta	-	CC	Gorham	X	PB, BOA
Auburn	-	PB	Gray	X	TC
Bangor	X	CC, PB	Hallowell	X	PB
Bar Harbor	-	BOA	Hampden	X	PB
Bath	X	BOA; PB, CE to report	Hancock	X	PB, S, HO, BI
Belfast	X	CC	Herman	-	PB
Benton	X	PB, S	Holden	-	BOA with fav. rec. of BI, PI, HO, FC
Biddeford	X	BI, PB	Hollis	-	PB
Boothbay	X	S, PB	Houlton	X	BOA
Bradley	-	BOA	Howland	X	BOA
Brewer	X	CC after PB hearing	Kittery	X	PB ¹
Brunswick	X	PB, BOA, BI CE to report	Lamoine	X	PB ¹
Buxton	X	S	Levant	-	PB
Calais	X	PB	Lewiston	X	PB, BOA
Carmel	-	PB	Limestone	X	PB
Caribou	X	PB, REV. by BI, FC, PC	Limington	X	PB
Casco	-	PB	Lisbon	X	PB, S
Chelsea	-	PB, S	Lyman	-	PB, S
China	X	S, PB	Machias	X	S, PB
Corinth	X	PB	Madawaska	X	PB
Cornish	-	PB	Manchester	X	PB
Cumberland	X	BOA	Mapleton	-	BOA
Durham	-	PB	Mars Hill	-	PB
East Machias	-	PB	Mount Desert	X	PB
Eastport	-	BOA	Newfield	-	PB
Eliot	X	PB	Norridgewock	X	S
Ellsworth	X	BOA	North Berwick	X	PB
Fairfield	-	BOA	Old Town	X	PB, Rev. by BI, HO
Falmouth	X	PB	Ogunquit	X	PB
Farmingdale	-	PB	Orland	X	PB
Fort Kent	-	BOA	Orono	-	PB
			Orrington	X	PB

<u>Town or City</u>	<u>Annual Permit</u>	<u>Review Authority</u>
Paris	-	?
Patten	X	PB, S
Phillips	-	PB
Pittsfield	-	PB
Pittston	-	Town Mtg.
Poland	-	PB
Portage Lake	-	PB
Raymond	-	BOA
Readfield	-	PB
Richmond	-	PB
Rockland	X	PB
Rockport	-	PB, BOA
Rumford	-	PB, S, HO, FC, PC
Sabattus	X	PB, S
Saco	X	PB, CC
Scarborough	-	BOA
Shapleigh	-	PB
Sidney	X	PB, S
Skowhegan	-	PB
South Berwick	-	?
So. Portland	X	PB
Sullivan	-	PB
Thomaston	X	PB
Topsham	X	PB, BOA
Vassalboro	X	PB
Veazie	X	PB
Waldo	-	PB
Wales	-	PB
Washburn	-	BOA
Waterboro	-	PB
Waterville	X	BOA
Wayne	-	PB
W. Gardiner	X	S
Westbrook	X	PB
Westport	X	PB, S, HO, FC, CI
Whitefield	-	PB
Windham	-	PB, BOA
Winslow	X	BOA
Winter Hbr	-	PB
Winthrop	-	PB, BOA
York	-	S
Leeds	-	PB
North Yarmouth	-	BOA

¹ Lamoine - Developers of a mobile home park must post a \$40,000 bond.

LOT SIZES REQUIRED FOR PARKS IN SQUARE FEET

<u>Town</u>	<u>Size</u>	<u>Town</u>	<u>Size</u>	<u>Town</u>	<u>Size</u>
Acton	90,000 ¹	Lebanon	40,000 ⁸	Standish	120,000
Alfred	60,000 ¹	Levant	22,500	Sullivan	4,000 ¹⁶
Auburn	7,500	Lewiston	5,000	Thomaston	15,000
Augusta	5,000	Limestone	43,500	Topsham	5,000
Bangor	6,000	Limington	7,000	Turner	7,500
Bar Harbor	43,560	Lisbon	3,750 ⁹	Vassalboro	5,000
Bath	5,000	Livermore Fls	10,000	Veazie	10,000
Benton	30,000 ²	Lyman	60,000	Waldo	3,750
Biddeford	7,000	Madawaska	10,000	Warren	3,750
Boothbay	3,750	Mapleton	2,000	Washburn	2,000
Boothbay Hbr	5,000	Machias	4,500	Waterboro	40,000 ⁺¹⁷
Bradley	15,000 ³⁺	Manchester	3,750	Waterville	5,000
Brewer	10,000	Mechanic Fls	7,000	Wayne	20,000
Brunswick	5,000	Millinocket	5,000	W. Gardiner	20,000
Buxton	120,000	Mt. Desert	10,000	Westbrook	7,000
Caribou	4,000	Newfield	60,000	Westport	3,200
Carmel	22,500	North Berwick	20,000 ¹⁰	Whitefield	60,000
Carrabasset Valley	25,000 ⁴	North Haven	20,000 ¹¹	Windham	10,000
Casco	10,000 ⁵	Norridgewock	20,000	Winslow	6,250
Castine	3,750	Ogunquit	10,000	Winter Hbr	5,000
Cumberland	21,780	Old Town	4,000	Winthrop	20,000
China	20,000	Orland	6,000	Yarmouth	87,120
Cornish	80,000 ⁶	Orono	10,000	York	7,500
Durham	40,000	Orrington	15,000		
E. Machias	5,000	Paris	3,750	Bowdoinham	43,560 ¹⁹
Eastport	10,000	Patten	6,000	Bowdoin	87,120 ²¹
Eliot	80,000 ⁷⁺	Penobscot	5,000		
Ellsworth	5,000	Phillips	40,000 ¹²	Livermore	40,000
Fairfield	3,200	Pittsfield	5,000	Leeds	80,000
Falmouth	10,000	Poland	80,000	No. Yarmouth	43,560 ²⁰
Fryeburg	40,000	Presque Isle	6,500	Veazie	10,000
Fort Kent	20,000	Raymond	5,000		
Gardiner	20,000	Readfield	40,000 ¹³		
Gorham	7,000	Richmond	20,000 ¹⁸		
Gray	80,000	Rockland	4,800		
Hallowell	20,000	Rockport	40,000		
Hampden	7,500	Rumford	2,400		
Hancock	40,000	Sabattus	7,500		
Herman	10,000	Saco	20,000		
Holden	10,000	Sanford	5,000 ¹⁴		
Hollis	80,000	Scarborough	80,000		
Houlton	20,000	Shapleigh	80,000		
Howland	15,000	Sidney	7,000		
Kittery	10,000	So. Berwick	80,000 ¹⁵		
Lamoine	9,600	So. Portland	7,100		

1. Alfred - In General Purpose District, lot size is 60,000 sq. ft. without sewers 40,000 sq. ft. with sewers. In Village District, lot size is 40,000 sq. ft. without sewers, and 20,000 sq. ft. with.

2. Benton - 150 feet of road frontage is also required.

Footnotes for Table 10 (cont'd)

3. Bradley - lot size is 15,000 sq. ft. for mobile homes up to 50 ft., and 22,500 sq. ft. for mobile homes over 50 ft.
4. Carrabasset Valley - lot size ranges between 25,000 sq. ft. and 40,000 sq. ft., depending upon soil type.
5. Casco - lot size is 10,000 sq. ft. with water and sewer, 30,000 sq. ft. with town water only, and 40,000 sq. ft. with neither.
6. Cornish - lot size is 80,000 sq. ft. in Agricultural Dist., but is to be determined on a case-by-case basis in General Purpose District.
7. Eliot - lot size ranges between 80,000 sq. ft. and 120,000 sq. ft., but may be reduced by Planning Board.
8. Lebanon - 20,000 sq. ft. is for lot, and another 20,000 sq. ft. is to be set aside for open space.
9. Lisbon - lot size increases to 10,000 sq. ft. without sewers.
10. North Berwick - lot size ranges between 20,000 sq. ft. and 80,000 sq. ft., depending upon district.
11. North Haven - lot size ranges between 20,000 sq. ft. and 5 acres, depending upon district.
12. Phillips - lot size is 40,000 sq. ft. in most areas, but 20,000 sq. ft. in some.
13. Readfield - lots must have 40,000 sq. ft. and 200 ft. of road frontage, but if either common water or sewer is provided, lot size is 20,000 sq. ft. and road frontage is 100 ft.
14. Sanford - lot size ranges between 5,000 sq. ft. and 100,000 sq. ft., depending upon district.
15. South Berwick - lot size ranges up to 80,000 sq. ft., depending upon district.
16. Sullivan - lot size starts at 4,000 sq. ft., but graduates up to 9,000 sq. ft. for mobile homes 60-70 ft. long.
17. Waterboro - lot size ranges between 40,000 sq. ft. and 80,000 sq. ft., depending upon district.
18. Richmond - lot size is 20,000 sq. ft. on municipal systems, but 60,000 sq. ft. without municipal sewers.
19. Bowdoinham - 150 feet of road frontage is also required.
20. North Yarmouth - 200 feet of road frontage also required. Each lot may be 10,000 sq. ft., but overall gross density cannot exceed one unit per acre.
21. Bowdoin - Lots must also have 150 feet of road frontage.

RANGE IN SIZE OF LOTS FOR MOBILE HOME PARKS

Range in Square Feet

<u>0-4,999 sq. ft.</u>	<u>5,000-9,999 sq. ft.</u>	<u>10,000-19,999</u>	<u>20,000-29,999</u>
Boothbay Caribou Castine Fairfield	Auburn Augusta Bangor Bath Biddeford	Bradley Brewer Casco Eastport Falmouth	Carmel Carrabasset Valley Cumberland China Ft. Kent Gardiner
Lisbon Machias Manchester Mapleton Old Town	Boothbay Harbor Brunswick E. Machias Ellsworth	Herman Holden Howland Kittery Livermore Falls	Hallowell Houlton Levant No. Berwick
Paris Rockland Rumford Sullivan Waldo	Gorham Hampden Lamoine Lewiston Limington	Madawaska Mt. Desert Ogunquit Orono Orrington	Norridgewock N. Haven Richmond Saco Wayne
Warren Washburn Westport	Mechanic Falls Millinocket Orland Patten Penobscot Presque Isle Pittsfield Raymond Sabattus Sanford Sidney So. Portland Topsham Vassalboro Turner Waterville Winslow Winter Harbor York Westbrook	Thomaston Veazie Windham	W. Gardiner Winthrop
<u>30,000-39,999</u>	<u>40,000-59,999</u>	<u>60,000-79,999</u>	<u>80,000 plus</u>
Benton	Durham Fryeburg Hancock Lebanon Limestone Phillips Readfield Rockport Waterboro Bar Harbor Bowdoinham Livermore North Yarmouth	Lyman Newfield Whitefield Alfred	Cornish Eliot Gray Hollis Poland Scarborough Shapleigh S. Berwick Standish Yarmouth Acton Buxton Leeds

PARK SETBACK REQUIREMENTS

Municipality	Distance in feet of each mobile home:			
	From public way		From park	From SFD on
	Dist:	from:	boundaries	Adjacent Lot
Acton	50	ODS	25	-
Augusta	50	TP	5	-
Bangor	-	-	50	-
Bath	50	ROW	-	-
Belfast	50	ROW	-	100
Benton	-	-	10	100
Biddeford	200	ODS	100	-
Boothbay	50	ROW	-	100
Boothbay Harbor	-	-	25	-
Brewer	200	ODS	150	-
Brunswick	50	ODS	-	-
Buxton ¹	300	ODS	300	300
Casco	-	-	100	-
Castine	50	ODS	-	100
Chelsea	-	-	-	200
China	100	ODS	-	100
Corinth	-	-	100	-
Cumberland	-	-	200	-
Durham	-	-	100	-
Ellsworth	75	ODS	25	-
Eastport	-	-	25	-
Falmouth	300	ODS	100	-
Farmingdale ²	50	ODS	-	-
Gardiner	-	-	25	-
Gorham	50	ROW	-	-
Gray	200	ODS	-	200
Hallowell	50	ROW	-	100
Hancock	-	-	6	-
Herman	-	-	50	-
Holden	100	Centerline	10	-
Hollis	50	ODS	35	70
Kittery ³	150	ROW	25	-
Lamoine	-	-	100	-
Lewiston	40	ROW	15	-
Limington	-	-	100	-
Lisbon	25	ODS	10	-
Livermore Falls	50	TP	-	-
Machias	50	ROW	-	-
Manchester	100	ODS	75	100
Mechanic Falls	-	-	200	-
Millinocket	-	-	100	-
Mt. Desert	100	ROW	50	-
Newfield	50	TP	25	-
Norridgewock	-	-	-	100
North Berwick ⁴	-	-	150	-
Ogunquit	150	ROW	25	-
Orland	75	ODS	-	-
Orono	-	-	25	-
Paris	50	ROW	-	100
Patten	25	ROW	-	-
Phillips	-	-	25	-
Pittsfield	100	ODS	30	-
Poland	75	Centerline	25	-
Presque Isle	150	ROW	25	-
Raymond	150	ROW	-	-
Readfield ⁵	50	TP	-	-
Richmond	40	ODS	25	40
Rockland	50	ROW	-	100
Rumford	35	TP	-	-
Sabattus	-	-	75	-
Saco	300	ROW	200	-
Shapleigh	-	-	25	-
Sidney	75	ODS	75	100
South Berwick	-	-	25	-
South Portland	-	-	50	-
Sullivan	100	ROW	-	-

Distance in feet of each mobile home:

<u>Municipality</u>	<u>From public way Dist:</u>	<u>from:</u>	<u>From park boundaries</u>	<u>From SFD on Adjacent Lot</u>
Turner	50	ROW	-	100
Vassalboro	100	ODS	75	100
Veazie	15	ROW	25	35
Waldo	75	ROW	-	-
Wales	50	ROW	-	100
Warren	50	ROW	-	100
Waterville	100	ODS	30	-
Wayne	75	ROW	-	-
Westbrook	-	-	100	-
Westport	100	ROW	6	-
Whitefield	40	ODS	15	-
Windham	50	ODS	-	200
Winslow	40	ROW	-	125
Winter Harbor	-	-	50	-
Winthrop	15	ODS	4	4
York	150	ODS	150	-
Auburn	-		20	-
Bowdoinham	50	ODS	-	-
Carrabasset Valley	25	ODS	25	-
Fairfield	50	ODS	15	50
Levant	68	Centerline	-	20
North Yarmouth	65	Centerline	100	300
Skowhegan	25	ODS	15	10
Topsham	10	ODS	5	10
Woodland	55	Centerline	15	-

Footnotes for Table 11

1. Buxton - mobile home must be 300 feet from any dwelling except that of the owner. No park may be located within 500 feet of any church or school, or within 300 feet of any river, brook, stream or lake.
2. Farmingdale - setback is 50 feet from a public way, or 30 feet from right-of-way, whichever distance is greater.
3. Kittery - Distance is measured from mobile home lot line.
4. North Berwick - distance is measured between mobile home lot line and boundary of park.
5. Readfield - setback is 50 feet from the travelled portion, or 30 feet from the right-of-way, whichever distance is greater.
6. Newfield - 50 feet from edge of road or 75 feet from centerline, whichever distance is greater.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"
 - = Not Applicable (No Restriction)
 ? = Cannot Be Determined From Materials Submitted

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS								
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot
Acton	1042	-	100	-	-				100	X	-	90,000 ¹	50	25	-
Alfred	1367	-	100	-	X	-In village district	-	-	100	X	-	60,000 ²	-	-	-
Alna	433	-	100	256	X	-After Public Hearing people within 2000' notify ^X			0	-	-	-	-	-	-
Arrowsic	277	-	100	400	-		X	-	0	-	-	-	-	-	-
Arundel	1953	-	100	400	-	Bldg. Permits Ltd. to 35/year.	-	-	100	-	-	-	-	-	-
Ashland	1906	-	65	780	X	-In one District	-	X	0	-	-	-	-	-	-
Auburn	22408	X	0	-	-		-	-	11 ³	X	-	7,500	-	20	-
Augusta	22178	-	100	-	-		-	-	100	X	-	5,000	50	5	-
Baldwin	1031	-	100	-	-		-	-	100	-	-	- ⁴	-	-	-
Bangor	31120	X	0	450	-		-	-	20	X	X	6,000	-	50	-
Bar Harbor	3642	-	40	-	X	-Only in central business district II	-	-	35	X	-	43,560	-	-	-
Bath	9927	-	50	-	X		-	-	50	X	X	5,000	50	-	-
Belfast	6345	-	75	-	-		-	-	75	X	X	?	50	-	100
Benton	1773	-	100	-	-		-	-	100	X	X	30,000 ⁵	-	10	100
Biddeford	19355	X	0	320	-		-	-	60	X	X	7,000	200	100	-

1 Acton - lot size varies between 40,000 and 90,000 sq. ft., depending upon district.
 2 Alfred - In General Purpose Dist., lot size is 60,000 sq. ft. with sewers, 40,000 without. In village dist., lot size is 40,000 sq. ft. with, 20,000 without
 3 Auburn - City indicates that 11% of Auburn's land area is half the size of many towns.
 4 Baldwin - lots in a subdivision must have 200 feet of road frontage.
 5 Benton - lot size must be 30,000 sq. ft. with 150 ft. on road frontage.

A-23

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

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? = Cannot Be Determined From Materials Submitted

See last page for Bowdoin, Bowdoinham

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS								
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot
Boothbay	2134	-	100	-	-		-	-	98	x	x	3,750	50	-	100
Boothbay Harbor	2457	-	80	-	-		-	-	80	-	-	5,000	-	25	-
Bradley	1186	-	100	-	- 1		-	-	100	x	-	15,000 ²	-	-	-
Brewer	8833	x	0	-	-		-	-	10 ³	x	x	10,000	200	150	-
Brunswick	17191	-	40	256	x		-	-	20	x	x	5,000	50	-	-
Buxton	5196	-	100	480	-		-	-	30 ⁴	x	x	120,000	300	300	300
Byron	176	-	100	700	-		x	-	0	-	-	-	-	-	-
Calais	3980	-	2	-	-		-	-	85	x	-	10,000 ⁵	-	-	-
Camden	4366	-	100	300	-		-	x ⁶	-	-	-	-	-	-	-
Cape Elizabeth	7948	x	0	450	-		-	x ⁷	0	-	-	? ⁸	-	-	-
Caribou	11476	x	85	-	-		-	-	85	x	x	4,000	-	-	-
Carmel	1537	-	95	500	-		-	-	85	x	-	22,500	-	-	-
Carrabassett Vly.	43	x	0	-	-		-	-	25	-	-	25,000 ⁹	25	25	-
Casco	1858	-	95	540	x	-Only in Village District	-	-	90	x	-	10,000 ¹⁰	-	100	-
Castine	1516	x	0	-	-		-	-	90	-	-	3,750	50	-	100

A-24

- 1 Bradley - mobile homes are prohibited within 500 feet of public buildings and churches.
- 2 Bradley - lot size is 15,000 sq. ft. for mobile homes up to 50 ft.; 22,500 sq. ft. for mobile homes over 50 ft.
- 3 Brewer - district where parks are allowed in only 600 ft. deep.
- 4 Buxton - no park may be located within 500 ft. of any church or school, or within 300 ft. of a river, brook, stream or lake.
- 5 Calais - park lot size requirement ranges between 10,000 and 40,000 sq. ft., depending upon district.
- 6 Camden - zoning ordinance does not provide for parks, although Site Plan Review ordinance requires that parks be reviewed by the Planning Board.
- 7 Cape Elizabeth - town reports that parks would probably be allowed in all zones, although there haven't been any recent applications.
- 8 Cape Elizabeth - lot size would probably depend upon the district in which the park would locate.
- 9 Carrabassett Valley - lot size for dwellings ranges between 25,000 and 40,000 sq. ft., depending upon soil type.
- 10 Casco - lot size is 10,000 sq. ft. with water and sewer, 30,000 with water only, and 40,000 with neither.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

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MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS									
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot	
Chelsea	2700	-	100	-	-		-	-	100	x	-	-	-	-	200	
China	2529	-	100	-	-		-	-	100	x	x	20,000	100	-	100	
Corinth	1630	x	0	450	-		-	-	100	x	x	-	-	100	-	
Cornish	975	-	?	450	-		-	-	?	x	-	80,000 ¹	-	-	-	
Cumberland	4821	x	0	450	-		-	-	70	x	x	21,780	-	200	-	
Durham	1658	x	0	-	-		-	-	100	x	-	40,000	-	100	-	
Dyer Brook	210	-	100	450	-		-	-	100	-	-	-	-	-	-	
East Machias	1267	-	100	-	-		-	-	100	x	-	5,000	-	-	-	
Eastport	2044	-	100	-	-		-	-	35	x	-	10,000	-	25	-	
Eliot	4293	-	100	650	-		-	-	80	x	x	80,000 ²	-	-	-	
Ellsworth	4798	-	90	-	-		-	-	90	x	x	5,000	75	25	-	
Fairfield	5957	-	93	-	x	-Only in Development Rural Dev. Dist.	-	-	87	x	-	3,200	50	15	50	
Falmouth	6546	x	0	450	-		-	-	90	x	x	10,000	300	100	-	
Farmingdale	2674	-	-	256	-		-	-	100	x	-	-	50 ³	-	-	
Fayette	771	-	100	-	x		-	-	100	-	-	-	-	-	-	

A-25

1 Cornish - lot size in Agricultural District is 2 acres, but is to be determined on a case-by-case basis in General Purpose District.

2 Eliot - lot size ranges between 80,000 and 120,000 sq. ft., depending upon district.

3 Farmingdale - setback is 50 feet from a public way, or 30 ft. from the right-of-way, whichever distance is greater.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

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MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS									
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot	
Fort Kent	4947	-	60	-	-		-	-	60	x	-	20,000	-	-	-	
Freeport	5535	-	75	-	-		-	x ²	0	-	-	-	-	-	-	
Fryeburg	2334	-	100	-	-		-	-	65	x	-	40,000	-	-	-	
Gardiner	6945	-	75	450	-		-	-	75	x	-	20,000	-	25	-	
Glenburn	2272	-	100		- 1		-	-	100	-	-	-	-	-	-	
Gorham	9671	x	0	450	-		-	-	40	x	x	7,000	50	-	-	
Gray	3597	-	100	400	-		-	-	95	x	x	80,000	200	-	200	
Hallowell	2565	x	0	-	-		-	-	65	x	x	20,000	50	-	100	
Hampden	5295	x	0	450	-		-	-	95	x	x	7,500	-	-	-	
Hancock	1299	-	100	-	-		-	x	0	x	x	40,000	-	6	-	
Hanover	279	-	100	600	-		-	-	100	-	-	-	-	-	-	
Hartland	1714	-	100	500	-		-	-	100	-	-	-	-	-	-	
Hermon	3267	-	95	500 ³	-		-	-	95	x	-	10,000	-	50	-	
Holden	2485	-	100	-	x		-	-	100	x	-	10,000	100	10	-	
Hollis	2313	-	100	450	-		-	-	75	x ⁵	-	80,000 ⁴	50	35	70	

1 Glenburn - all subdivisions must be classified by the developer for either mobiles or conventional dwellings.

2 Freeport - town indicates that a park would be treated as a planned unit development, to be reviewed by the Planning Board, with lot size to be the same as a single family dwelling for the district in which park is to be located.

3 Hermon - floor area requirement is 500 sq. ft. in a mobile home park, but 735 sq. ft. for a mobile home outside a park.

4 Hollis - lot size is 80,000 sq. ft. in HCV and R-2 zones, but 120,000 sq. ft. in R-3.

5 Hollis - special exception permit only in HCV District.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

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? = Cannot Be Determined From Materials Submitted

See last page
for Leeds

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS								
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot
Houlton	7778	-	85	500	-		-	-	85	X	X	20,000	-	-	-
Howland	1554	-	100	450	-		-	-	85	X	X	15,000	-	-	-
Kennebunk	6579	-	?	320	-	Mobile home ord. not submitted	-	-	?	?	-	?	?	?	?
Kennebunkport	2331	-	85	256	X	-in Cape Porpoise West Zone	X	-	0	-	-	-	-	-	-
Kittery	9992	X	0	550	-		-	-	51	X	X	10,000	150	25	-
Lamoine	437	-	100	450	-		-	-	100	X ¹	X	9,600	-	100	-
Lebanon	2690	-	100	400	-		-	-	100	-	-	40,000 ²	-	-	-
Levant	1087	-	99	500	-		-	-	99	X	-	22,500	-	68	20
Lewiston	41887	-	45	-	-		-	-	20	X	X	5,000	40	15	-
Limestone	9643	-	97	256	-		-	-	97	X	X	43,560	-	-	-
Limington	1574	-	?	450	-	No mobile home within 500' of lakes, ponds	-	-	?	X	X	7,000	-	100	-
Lincoln	5199	-	15	-	-		-	X ³	0	-	-	-	-	-	-
Lisbon	8314	-	65	-	-		-	-	60	X	X	3,750 ⁴	25	10	-
Livermore Falls	3424	-	100	-	-		-	-	100	-	-	10,000	50	-	-
Lyman	7084	-	100	450	-		-	-	65	X	-	60,000	-	-	-
Livermore	1740	-	100	500	-		-	-	100	-	-	40,000	-	-	-

A-27

¹ Lamoine - developer of a park must post a \$40,000 bond.

² Lebanon - 20,000 sq. ft. is required for the lot, and another 20,000 must be set aside as open space.

³ Lincoln - Town indicates that parks would be allowed where single mobile homes are allowed.

⁴ Lisbon - lot size is 3750 sq. ft. with town sewer, but 10,000 without.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

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MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS								
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot
Machias	2492	-	100	-	-		-	-	100	x	x	4,500	50	-	-
Madawaska	5443	-	95	650	- ⁶		-	x ¹	0	x	x	10,000	-	-	-
Manchester	1669	-	95	-	x	-only in single family zone	-	-	5	x	x	3,750	100	75	100
Mapleton	1639	-	90	-	-		-	-	90	x	-	2,000	-	-	-
Mariaville	134	-	100	-	-		-	x	0	-	-	-	-	-	-
Mars Hill	1973	-	95	-	x	-only in R-1 zone	-	-	80	x	-	22,500 ²	-	-	-
Mechanic Falls	2443	x	0	600	-		-	-	100	x	x	7,000	-	200	-
Mexico	3842	-	100	-	x	-must also get neighbor s' approval	-	-	100	-	-	-	-	-	-
Milford	2204	-	100	-	x ³		x	-	0	-	-	-	-	-	-
Millinocket	8251	x	0	-	-		-	-	100	-	-	5,000	-	100	-
Mt. Desert	2006	x	0	-	-		-	-	50	x	x	10,000	100	50	-
Newcastle	1247	-	50	-	-		-	x ⁴	0	-	-	-	-	-	-
Newfield	848	-	100	-	-		-	-	100	x	-	60,000 ⁵	50 ⁷	25	-
New Gloucester	3984	-	90	-	-		x	-	0	-	-	-	-	-	-
Norridgewock	2481	-	100	-	-		-	-	100	x	x	20,000	-	-	100

A-28

- 1 Madawaska - Town indicates that a park could probably be located in Town by special exception permit.
- 2 Mars Hill - lot size is 22,500 sq. ft., but is reduced to 18,750 sq. ft. with sanitary sewers.
- 3 Milford - no mobile home may be located within 500 ft. of a public building.
- 4 Newcastle - Ordinance does not permit parks, but Town indicates parks would be a special exception in Rural zone.
- 5 Newfield - lot size is 60,000 sq. ft. without sewers, but 20,000 with.
- 6 Madawaska - mobile homes must be 150 ft. from the right-of-way of a public road.
- 7 Newfield - setback is 50 feet from travelled portion or 75 feet from centerline, whichever distance is greater.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"
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See last page for North Yarmouth

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS								
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot
North Berwick	2643	-	100	-	-		-	-	40	X	X	20,000 ¹	-	150 ²	-
North Haven	556	-	100	450	-		-	-	100	-	-	20,000 ³	-	-	-
Ogunquit		X	0	650	-		-	-	10	X	X	10,000	150	25	-
Old Orchard Beach	5709	-	0 ⁴	-	-		X ⁴	-	0	-	-	-	-	-	-
Old Town	9268	X	0	-	-		-	-	60	X	X	4,000	-	-	-
Orland	1651	-	-	240	-		-	-	100	X	X	6,000	75	-	-
Orono	11413	X	0	256	-		-	-	60	X	X	10,000	-	25	-
Orrington	3132	-	75	-	-		-	-	75	X	X	15,000	-	-	-
Otis	456	-	95	-	X	-only in commercial district	-	X	0	-	-	-	-	-	-
Oxford	2622	-	100	400	-		-	-	100	-	-	-	-	-	-
Paris	3798	-	100	500	X		-	-	100	X	-	3,750	50	-	100
Patten	1640	-	100	-	-		-	-	100	X	X	6,000	25	-	-
Penobscot	898	-	90	-	-		-	-	90	-	-	5,000	-	-	-
Phillips	1068	-	100	-	-		-	-	100	X	-	40,000 ⁵	-	25	-
Phippsburg	1361	-	100	360	-		-	-	100	-	-	-	-	-	-

1 North Berwick - lot size ranges between 20,000 and 80,000 sq. ft., depending upon district.
 2 North Berwick - distance is measured between mobile home lot line and boundary of park.
 3 North Haven - lot size ranges between 20,000 and 5 acres, depending upon district.
 4 Old Orchard Beach - all mobile homes are prohibited from locating in town.
 5 Phillips - lot size is 40,000 sq. ft. in most areas but 20,000 in some.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"
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See last page for
 Pittston

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS									
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot	
Pittsfield	4528	-	90	500	-		-	-	95	x	-	5,000	100	30	-	
Poland	3079	-	?	-	-		-	-	?	x	-	80,000	75	-	-	
Portage Lake	492	-	100	-	-	Mobile home ordinance not submitted	-	-	100	x	-	-	-	-	-	
Porter	1203	-	100	450	-		-	-	100	-	-	-	-	-	-	
Portland	62174	x	0	-	-		-	x	0	-	-	-	-	-	-	
Presque Isle	12688	-	95	256	-		-	x ¹	0	-	-	6,500	150	25	-	
Randolph	1869	-	100	-	x		-	-	100	-	-	-	-	-	-	
Rangeley	872	-	70	600	-		-	x ²	0	-	-	-	-	-	-	
Raymond	2092	-	3?	-	-		-	-	65	x	-	5,000	150	-	-	
Readfield	1577	-	50	-	-		-	-	95	x	-	40,000 ⁵	50 ⁶	-	-	
Richmond	2507	-	5	450	-		-	-	100	x	-	20,000 ⁸	40	25	40	
Rockland	8879	⁴ x	0	300	-		-	-	40	x	x	4,800	50	-	100	
Rockport	2389	-	100	600	-		-	-	90	x	-	40,000	-	-	-	
Rumford	8741	-	100	-	x	-must also get neighbors' approval	-	-	100	x	x	2,400	35	-	-	
Sabattus	2360	-	100	400	x		-	-	100 ⁷	x	x	7,500	-	75	-	

A-30

- 1 Presque Isle - Town reports that a park would be allowed only by variance.
- 2 Rangeley - Town reports that a park would be allowed in Rural District, which is 70% of town.
- 3 Raymond - mobile homes outside a park must be 300 yards from Rt. 302, 150 yds, from all other Town and State-aid roads, and 600 ft. from the normal high water mark of any lake or pond.
- 4 Rockland - Town reports that individual units would be allowed by variance in Residential B zone, which is 60% of town.
- 5 Readfield - lots shall be 40,000 sq. ft. with 200 ft. of road frontage, but they may be 20,000 sq. ft. with 100 ft. of frontage if either common water or sewer is available.
- 6 Readfield - setback is 50 ft. from travelled portion of public way, or 30 ft. from right-of-way, whichever distance is greater.
- 7 Sabattus - Town is subject to growth control ordinance which limits number of permits which may be issued for all types of dwellings, including mobile homes inside and outside of parks.
- 8 Richmond - Lot size is 20,000 sq. ft. with municipal sewers, 60,000 sq. ft. without.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

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MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS								
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot
Saco	12,447	x	0	600 ¹	-		-	-	50	x	x	20,000	300	200	-
Sanford	18,156	-	70	320	-		-	-	70	-	-	5,000 ²	-	-	-
Scarborough	9046	x ³	0	-	-		-	-	60	x	-	80,000	-	-	-
Shapleigh	970	-	100	450	-		-	-	100	x	-	80,000	-	25	-
Sidney	2109	-	100	-	x		-	-	100	x	x	7,000	75	75	100
Skowhegan	8042	-	100	256	x ⁴		-	-	100	x	-	-	25	15	10
South Berwick	3762	-	100	-	-		-	-	100	x	-	80,000 ⁵	-	25	-
South Portland	22868	x	0	450	-		-	-	15	x	x	7,100	-	50	-
Stacyville	613	-	100	300	-		-	-	100	-	-	-	-	-	-
Standish	4683	x	0	450	-		-	-	?	x	-	120,000	-	-	-
Sullivan	851	-	100	-	-		-	-	100	x	-	4,000 ⁶	100	-	-
Thomaston	2827	-	20	450	x	Annual permit required	-	-	50	x	x	15,000	150	25	-
Topsham	6435	-	80	-	-		-	-	80	x	x	5,000	10	5	10
Turner	3042	-	100	600	-		-	-	100	-	-	7,500	50	-	100
Vassalboro	3129	-	100	-	-		-	-	100	x	x	5,000	100	75	100

A-31

- 1 Saco - floor area must be 600 sq. ft., plus 175 sq. ft. per person over two.
- 2 Sanford - lot size ranges between 5,000 and 100,000 sq. ft., depending upon district.
- 3 Scarborough - a dilapidated dwelling may be replaced by a mobile home under some circumstances.
- 4 Skowhegan - permits and setbacks are required for mobile homes, but not conventional dwellings.
- 5 South Berwick - lot size requirement ranges up to 80,000 sq. ft., depending upon district.
- 6 Sullivan - lot size starts at 4,000 sq. ft., and graduates to 9,000 sq. ft. for mobile homes 60-70 ft. long.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

- = Not Applicable (No Restriction)

? = Cannot Be Determined From Materials Submitted

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS									
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot	
Veazie	1666	x	0	256	-		-	-	35	x	-	10,000	15	25	35	
Waldo	467	-	100	-	-		-	-	100	x	-	3,750	75	-	-	
Wales	761	-	100	600	-		-	-	100	x	-	-	50	-	100	
Warren	2254	-	100	100/person	-		-	-	90	-	-	3,750	50	-	100	
Washburn	2179	-	90	-	-		-	-	90	x	-	2,000	-	-	-	
Waterboro	2216	-	0	-	-		-	-	50	x	-	40,000 ¹	-	-	-	
Waterville	16,323	x	0	-	-		-	-	10	x	x	5,000	100	30	-	
Wayne	765	-	90	450	-		-	-	40	x	-	20,000	75	-	-	
Wells	5523	-	95	-	-		-	x ²	0	-	-	-	-	-	-	
West Bath	1081	-	100	-	x	in Res. and Bus. Comm. Dist.	x	-	0	-	-	-	-	-	-	
West Gardiner	178	-	100	-	-		-	-	100	x	x	20,000	-	-	-	
Westport	434	-	100	-	x ⁴		-	-	100	x	x	3,200	100	6	-	
Westbrook	14675	x ³	0	450	-		-	x	0	x	x	7,000	-	100	-	
Whitefield	1377	-	100	-	-		-	-	100	x	-	60,000	40	15	-	
Willimantic	155	-	100	600	-		-	-	100	-	-	-	-	-	-	

1 Waterboro - lot size ranges between 40,000 and 80,000 sq. ft., depending upon district.

2 Wells - Town reports that parks would be allowed in Residential Dist. B as a subdivision, but that lot size would be 100,000 sq. ft.

3 Westbrook - mobile homes are allowed in "Residential MH Subdistricts in mobile home subdivisions."

4 Westport - mobile homes must be set back 100 ft. from the right-of-way. Permits are required for mobile homes but not conventional dwellings.

MUNICIPAL SUMMARY OF MOBILE HOME REQUIREMENTS

KEY: X = Applicable "Yes"

- = Not Applicable (No Restriction)

? = Cannot Be Determined From Materials Submitted

MUNICIPALITY	POP.	SINGLE MOBILE HOME REQUIREMENTS					MOBILE HOME PARK REQUIREMENTS									
		Restricted to parks	% of town where allowed	Floor area requirement	Special Permit	Comment	Prohibited	Not permitted	% of town where allowed	Special exception review	Annual Permit	Lot size in park	Setback from public way	Setback from park boundary	Setback from dwelling on next lot	
Windham	9182	-	75	500	-		-	-	70	x	-	10,000	50	-	200	
Winslow	7793	-	85	-	-		-	-	90	x	x	6,250	40	-	125	
Winter Harbor	1761	-	10	600	x		-	-	10	x	-	5,000	-	50	-	
Winthrop	4889	-	85	-	x		-	-	80	x	-	20,000	15	4	4	
Woodland	1260	-	100	500	-		-	-	100	-	-	-	55	15	-	
Woolwich	2056	-	100	-	-		-	x	0	-	-	-	-	-	-	
Yarmouth	5734	x	0	600	-		-	-	5	-	-	87,120	-	-	-	
York	7733	x	0	400	-		-	-	50	x	-	7,500	150	150	-	
Pittston	2250	-	100	600	-		-	-	100	x ¹	-	-	-	-	-	
Leeds	1331	-	100	-	-		-	-	75	x	-	80,000	-	-	-	
Wilton	4112	-	100	-	-		-	x	0	-	-	-	-	-	-	
Bowdoinham	1668	-	100	-	x		-	-	100	-	-	43,560	50	-	-	
North Yarmouth	1830	x	0	750	-		-	-	95	x	x	43,560 ²	65	100	300	
Bowdoin	1345	-	100	-	-		-	-	100	-	-	87,120 ³	-	-	-	

¹ Pittston - approval at Town Meeting required.

² North Yarmouth - lot size may be 10,000 sq. ft., provided overall gross density does not exceed 1 unit per acre.

³ Veazie - Lots must also have 150 feet of road frontage.

Municipalities Which do not Appear to have any
of the Mobile Home Requirements appearing in
the previous tables

Abbot	Deblois	Litchfield	St. George
Allagash	Deer Isle	Littleton	Sangerville
Amherst	Detroit	Lubec	Searsmont
Amity	Dexter	Ludlow	Searsport
Anson	Dixfield	Madison	Sedgwick
		Madrid	
Athens	Dixmont		Sherman
Aurora	Dover-Foxcroft	Mattawamkeag	Shirley
Avon	Eastbrook	Maxfield	Smithfield
Bancroft	East Millinocket	Meddybemps	Smyrna
Baileyville	Easton	Medford	Solon
Belgrade		Medway	
Belmont	Eddington		South Bristol
Benedicta	Enfield	Merrill	South Thomaston
Berwick	Etna	Milbridge	Southwest Harbor
Bethel	Eustis	Milo	Springfield
	Exeter	Monroe	Stockholm
Bingham	Farmington	Monson	
Blaine			Stockton Springs
Blue Hill	Fort Fairfield	Monticello	Stoneham
Bowerbank	Frenchboro	Moose River	Stonington
Bridgewater	Frenchville	Moscow	Stow
	Friendship	Mount Chase	Strong
Bridgton	Garland	Mount Vernon	
Bristol			Surry
Brooklin	Gouldsboro	Naples	Swan's Island
Brooks	Grand Isle	New Limerick	Swanville
Brownville	Greenbush	Newburgh	Thorndike
	Greene	Newport	Topsfield
Buckfield	Greenville	New Portland	
Bucksport	Greenwood	Newry	Tremont
Burnham	Guilford		Troy
Cambridge		New Sharon	Union
Canaan	Hamlin	New Sweden	Unity
	Harmony	Nobleboro	Van Buren
Canton	Harpswell	Northfield	
Carthage	Harrison	Northport	Vanceboro
Castle Hill	Haynesville		Verona
Chapman		Norway	Vinalhaven
Charleston	Hodgdon	Oakfield	Wade
	Hope	Oakland	Waite
Charlotte	Industry	Osborn	Waltham
Chelsea	Islesboro	Otisfield	
Cherryfield	Island Falls		Washington
		Palmyra	Waterford
Chesterville	Jackman	Parkman	Waldoboro
	Jay	Passadumkeag	Weld
Clifton	Jefferson	Perham	Wellington
Clinton	Jonesport	Perry	
Columbia	Kenduskeag		Westfield
Columbia Falls		Peru	Weston
Cooper	Kingfield	Plymouth	West Paris
	Knox	Portage Lake	Whiting
Corinna	Lagrange	Princeton	Whitneyville
Crystal	Liberty	Ripley	
Cushing	Lincolnvilleville		Windsor
Damariscotta	Linneus	Saint Agatha	Winn
Danforth		St. Albans	Winterport
		St. Francis	Wiscasset
			Woodstock

Municipalities Which Did Not Respond To
Survey Request or Which Did Not Send In
All Relevant Ordinances

Addison	Jonesboro
Albion	Lee
Alexander	Limerick
Alton	Livermore
Andover	Lovell
Appleton	Lowell
Atkinson	Machiasport
Beals	Marshfield
Beaver Cove	Masardis
Beddington	Mercer
Bradford	Minot
Bremen	Monmouth
Brooksville	Montville
Brownfield	Morrill
Burlington	New Canada
Caratunk	New Vineyard
Centerville	Orient
Chester	Owls Head
Cornville	Palermo
Cranberry Isles	Parsonsfield
Crawford	Pembroke
Cutler	Pownal
Dayton	Prospect
Dedham	Robbinston
Dennysville	Rome
Denmark	Roque Bluffs
Dresden	Roxbury
Eagle Lake	Sebago
Edgecomb	Sebec
Edinburg	Sorrento
Embden	Southport
Frankfort	Starks
Franklin	Stetson
Freedom	Steuben
Georgetown	Sumner
Gilead	Sweden
Greenfield	Talmadge
Harrington	Temple
Hartford	Trenton
Hebron	Upton
Hersey	Vienna
Hiram	Westmanland
Hudson	Woodville
Isle Au Haut	
Jackson	

SECTION B

Current Law and Court Cases

EDITOR

MARTHA E. FREEMAN

Maine Case Law and Statutes Pertaining
to the
Siting of Manufactured Housing

I. Introduction

This discussion initially examines the Maine Supreme and Superior Court cases dealing with municipal regulation of the placement of mobile and modular homes.¹ A second segment presents an analysis of the nature of the tasks allocated by the courts to both the municipalities and manufactured housing proponents when the validity of the zoning scheme restricting the siting of manufactured housing is challenged. The final section of this discussion references statutory law relating to considerations involved in the appropriate municipal regulation of manufactured housing.

Any examination of a zoning power has constitutional dimensions which must be acknowledged at the outset. Questions concerning municipal authority to zone and individual rights to inhabit mobile and modular homes implicate specific constitutional provisions. The home rule powers granted municipalities by Article VIII of the Maine Constitution, with the authority to enact ordinances embellished by 30 M.R.S.A. § 1917, are circumscribed by provisions in Article I of the Maine Constitution and the Fourteenth Amendment of the United States Constitution guaranteeing individual rights in the enjoyment of property and to due process and equal protection of the laws. The difficult balancing of municipal and individual interests in the context of these constitutional guidelines is undertaken in the Maine Supreme and Superior Court cases dealing with the zoning of manufactured housing.

II. Supreme Court Cases

A. Wright vs. Michaud²

1. Facts

The plaintiff in the 1964 case of Wright vs. Michaud desired to place a mobile home on his one-acre lot outside of the center of the town of Orono. The plaintiff proposed to attach his mobile home to a foundation, to provide a septic system and an artesian well, and to allow a frontage of 150 feet of lawn, shrubs and trees. His application for a permit to place the mobile home on his property was, however, denied by the town pursuant to an ordinance prohibiting the location of any individual mobile home in any zone and prohibiting a mobile home from constituting a single residence use. The Orono zoning ordinance did allow the Board of Appeals to grant an exception in the Residence and Farming Zone for mobile home parks.

2. Reasoning

The plaintiff's appeal of the permit denial presented the question of the constitutionality of the Orono zoning ordinance. The court observed that the plaintiff failed to produce evidence concerning the character of the community or of particular zones, growth trends, areas of undeveloped property, or other pertinent information. Thus the court, rather than determining if the mobile home ordinance was unconstitutional in its operation, was limited to a determination of whether the ordinance appeared unconstitutional on its face. The court applied a test of whether the ordinance was "unreasonable, arbitrary, or discriminatory based upon the reasonably foreseeable future development of the community."³

In upholding the constitutionality of the Orono zoning ordinance, the court noted several factors influencing its decision. Acknowledging that a valid zoning restriction must bear a substantial relationship to the public health, safety and welfare, the court commented upon the paucity of evidence in the present case concerning this relationship. Thus, the court relied on general considerations, rather than specific facts, in reaching its decision. The court stated that, while aesthetic concerns alone would not justify the prohibition of individual mobile homes, considerations of the impact of the use of that type of structure on the development of the town could be taken into account. Admitting the general soundness of mobile home design in 1964, the court, nevertheless, opined: "Such a structure, however elaborately it may be constructed or equipped does not lose its appearance as a mobile home by becoming affixed to the realty - - - It is common knowledge that such a structure, however elaborately built or landscaped, is often

detrimental to surrounding property."⁴ Finally, the court observed that the Orono ordinance did not totally ban mobile homes from the town by reason of the permitted exception for mobile home parks. Thus, the court held that the zoning ordinance excluding individually sited mobile homes was not unreasonable, arbitrary or discriminatory on its face.

B. Town of Windham vs. Sprague⁵

1. Facts

In 1962 the town of Windham enacted an ordinance restricting house trailers to approved trailer parks and, while permitting existing house trailers on individual lots to remain, requiring existing house trailers that were moved to be re-established only in approved trailer parks. The defendant sought permission to remove his existing house trailer and replace it with a new one. The town denied his request; the defendant moved a new trailer onto his property in place of the old one, despite the denial; the town sought to have the new trailer removed.

2. Reasoning

The issue in the Sprague case was whether the defendant, by placing the new trailer on his lot, violated the duly enacted ordinance. The court noted several times in its opinion that the defendant had failed to question the constitutionality of the ordinance. Rather, the defendant argued for a construction of the language of the ordinance that would exclude his substitution of a new for an old trailer from its coverage. The court thus discussed the necessity of exceptions for nonconforming uses in zoning ordinances and the validity of requiring the elimination of the use after a length of time or upon a structural or other change in the use. The court determined that the defendant's actions fell within the Windham ordinance which sought to eliminate nonconforming house trailer uses, and that he had, therefore, violated the ordinance by placing a new trailer on his property and not in a trailer park.

Though the court emphasized that the defendant had not attacked the constitutionality of the house trailer ordinance, much of its opinion discussed the validity of zoning restrictions on house trailers. The court cited approvingly cases from other jurisdictions upholding the barring of trailers from residential zones, except in trailer parks, as a reasonable exercise of the police power. The Maine Court concluded: "In our view the provisions of the ordinance prohibiting the establishment of a nonconforming new trailer, following the removal of the old nonconforming trailer is a reasonable exercise of the police power - - - " ⁶

C. Town of Windham vs. LaPointe⁷

1. Facts

The defendant in the LaPointe case moved a house trailer onto his Windham property in 1971, intending to use it as his residence. The town of Windham obtained an injunction against the defendant's use and maintenance of the trailer as his home based on the same zoning ordinance at issue in the Sprague case. The defendant had made no attempt to comply with the provisions of the ordinance by placing his trailer in a trailer park or seeking to establish a trailer park on his property.

2. Reasoning

In his appeal from the injunction order, the defendant in LaPointe, unlike the defendant in Sprague, specifically attacked the constitutionality of the ordinance dealing with house trailers. The court sought to limit the holding of Sprague to the nonconstitutional questions that were, in actuality, the issues in that case. Thus, the court in LaPointe took a fresh look at the validity of the Windham ordinance.

Since the defendant had not attempted to comply with the restrictions in the Windham ordinance, the court confined his constitutional attack to the face of the ordinance. However, the defendant was allowed to question the constitutionality of the trailer park provisions, though he owned only a single mobile home and lot and did not seek to establish a trailer park, because of the interlocking structure of the ordinance. The court declared

the section of the ordinance forbidding the establishment of trailer parks without approval of the Selectmen and Planning Board invalid: it provided no standards to guide decision making, permitting discrimination through unbridled discretion. Reasoning that the trailer park provisions were so related to the restriction on individually sited trailers that the town intended all provisions of the ordinance to stand or fall as one, the court concluded that the ban on trailers located outside of trailer parks had to fall also.

Finally, it is interesting to note that the court's view of the character of mobile homes expressed in LaPointe differed from its assessment in earlier cases:

In an era of inflationary purchase or rental prices respecting conventional housing accommodations and high financial costs, trailer living has become attractive to several million people in this country today and, for many, is their only hope of owning their own home. A house trailer, well constructed and equipped, connected with the public water, sewer and electric systems, cannot be deemed, per se, detrimental to the health, morals, comfort, safety, convenience and welfare of the people of the town or city without regard to the nature and use of the surrounding properties.⁸

D. City of Saco vs. Tweedie⁹

1. Facts

The City of Saco obtained a judgment ordering the defendant to remove a mobile home from her property. The applicable zoning ordinance permitted mobile homes in the district in which the defendant's mobile home was located, but restricted them to mobile home parks.

2. Reasoning

The defendant argued on appeal that the burden of proving the illegality of the ordinance was improperly placed on her, and that the ordinance was invalid on its face. Regarding the defendant's first contention, the court stated that there is a presumption of validity in favor of an ordinance and that, therefore, the burden is on the party attacking its constitutionality to introduce evidence to rebut the presumption. The defendant failed to produce any evidence suggesting invalidity, thus requiring the court below to accept the presumed fact of validity.

Referring to the defendant's second argument that the ordinance was simply unconstitutional on its face, the court observed that only one Saco ordinance was placed in evidence. The ordinance excluded mobile homes, except those located in parks as provided for by a separate ordinance dealing specifically with mobile home parks. This separate park ordinance was not, however, produced by the defendant. Thus, the court distinguished this case from the LaPointe case where the face of the ordinance governing trailer parks showed a lack of constitutionally necessary standards. Since the ordinance presented did not, on its face, totally prohibit mobile homes, and since the underlying park ordinance was not available to be challenged, the court concluded that the Saco scheme, as represented by the limited evidence, was constitutional.

E. Begin vs. Inhabitants of the Town of Sabattus¹⁰

1. Facts

The plaintiff applied for and received permission from the town of Sabattus to operate a new mobile home park. After receiving this permission, the plaintiff brought an action challenging the legality of a section of the "Mobile Home Park Ordinance of the Town of Sabattus." The ordinance provided that a new mobile home park could be started with a maximum of four lots; thereafter, the existing park could receive only four construction permits per year. A new park could thus receive, in the year of its initiation, permits for eight mobile home lots; however, after the start-up year, the maximum number of mobile home lot permits per year per park was limited to four. The Superior Court entered judgment for the town and the plaintiff appealed.

2. Reasoning

The Superior Court had found that principles of equity prevented the plaintiff from challenging the validity of an ordinance that he had elected to proceed under, thereby agreeing to abide to its conditions and restrictions. The Supreme Court took exception to the lower court's use of this principle estopping the plaintiff from litigating his claim. The court noted that an exception to the principle of estoppel had developed which permitted a constitutional challenge to a statute by one who had used its provisions where the provision under attack was separable from the rest of the statute. The court determined that Sabattus would have enacted other provisions of the Mobile Home Park Ordinance even if the four permit per year limitation were excluded. The ordinance also contained a savings clause indicating that, if any portion of the ordinance were declared invalid, the remainder would continue in effect. Thus, the court concluded that the plaintiff could escape the restrictions of the estoppel principle and raise his claim of the permit provision's illegality.

The plaintiff first questioned the town's authority to promulgate the permit limitation under its home rule powers. The court discussed a former provision of Maine law (30 M.R.S.A. § 4956 (3) (H)) requiring a municipality, in making decisions regarding subdivision approval and regulation, to determine that no unreasonable burden would be placed on the ability to provide municipal services. The plaintiff argued that the repeal of this section in 1973 clearly removed a municipality's power to pass slow-growth ordinances. The court found, instead, that the intent of the repeal was to no longer mandate this consideration by municipalities; rather, pursuant to 30 M.R.S.A. § 4956 (2), generally prescribing a municipality's authority to consider the public health, safety and welfare in adopting regulations, the municipalities were left with permission to implement slow-growth limitations. Thus, the court declared that the Sabattus ordinance did not exceed the town's home rule authority.

Home rule powers are, however, limited by constitutional requirements. The court, therefore, turned next to the plaintiff's attack on the permit restrictions based on the constitutional argument of denial of equal protection of the law. The court determined that the four permit per year provision of the Mobile Home Park Ordinance did violate equal protection principles when viewed with a companion Sabattus ordinance, the Minimum Lot Size and Building Code. The Building Code also contained a limitation of four permits per year per development other than a mobile home park. The mobile home park four permits per year restriction actually allowed only four new dwelling units to be constructed each year in an existing mobile home development. A development consisting of conventional structures, however, could obtain more than four dwelling units each year for its four construction permits. For example, the town of Sabattus had granted four building permits for a conventional development in which each building contained four dwelling units or apartments. The apartment house developer thus achieved sixteen dwelling units based on his four permits, while the mobile home park developer could achieve only four dwelling units under his four permits. Since the town admitted that both permit restrictions were intended to slow growth to await the development of adequate school, police, fire and sanitation facilities, the court could find no rational basis for the greater restriction placed on mobile home dwelling units.

Finally, the town attempted to rely on the Wright case to argue concerns for aesthetics and the character of neighborhoods as a basis for the distinctive treatment. The court dismissed this argument, while noting that those factors may serve as a rationale for distinguishing between mobile homes and conventional housing, because slow growth and not aesthetics was the apparent purpose of the ordinance: no zoning regulation existed in Sabattus restricting mobile homes to parks; mobile homes could be located on any lot

III. Superior Court Cases

A. Grondin vs. Inhabitants of Eliot ¹¹

1. Facts

The complaint in the Grondin case sought a declaratory judgment that an Eliot ordinance banning all trailers or mobile homes used as dwellings from the town was invalid. Since the ordinance was not enacted as a zoning regulation

it stood as a police power ordinance.

2. Reasoning

In declaring the Eliot ordinance invalid, the court reasoned that nothing in the legislative grant of municipal authority to regulate for the public health, safety and welfare, contained in 30 M.R.S.A. § 2151, empowered a town to completely exclude trailers and mobile homes from the community. The court noted that in Wright vs. Michaud the town's provision for mobile homes under certain conditions legitimized the zoning limitations on mobile home locations. Thus, the court determined that the Eliot ordinance fell outside the scope of authority conferred on municipalities by the Legislature.

B. Leighton vs. Town of Durham ¹²

1. Facts

The Leighton case consolidated two separate but similar suits against the town of Durham: both actions requested a declaratory judgment finding the Mobile Home Ordinance of Durham unconstitutional, and both sought to enjoin the prosecutions brought by Durham for violation of the ordinance.

The Durham mobile home ordinance of 1972 restricted all new mobile homes to licensed parks, and set forth minimum lot size, setback, side yard and density limitations for such parks. The Durham ordinance was not a zoning law, but rather a police power ordinance enacted pursuant to 30 M.R.S.A. § 2151. No mobile home parks had been licensed under the ordinance. The ordinance had been interpreted by the town to permit the purchasing and moving of mobile homes located in Durham prior to 1972 without application of the park location restriction.

Petitioner Leighton applied for a building permit with which to place a second mobile home on his sixty-five acre tract in Durham. Though the permit was refused, Leighton purchased a mobile home outside of Durham in 1973 and placed it on his land. Petitioner Emerson obtained permission to bring a mobile home onto her property in Durham upon the indication that she intended to purchase the mobile home of another Durham resident and move it onto her land. A change of circumstances caused her, instead, to purchase a mobile home from a neighboring town, thus violating the Durham ordinance as interpreted.

2. Reasoning

While according the town a presumption in favor of the validity of the ordinance, the court noted various refinements of the presumption: the presumption of validity is not absolute; the town may exercise only those police powers conferred upon it by the State; and any ordinance enacted to protect the community's health, safety or welfare must bear a rational relation to those objectives. Though the presumption of validity placed the burden on petitioners to present evidence sufficient to overcome its effect, the court found that the petitioners had met their burden: they showed that the Durham ordinance "bore no reasonable or rational relation to any identifiable health, safety or welfare goal under Title 30 M.R.S.A. § 2151." ¹³

The town, in countering the petitioners' evidence, presented testimony indicating that only economic considerations formed the basis of the mobile home ordinance: the town sought to prevent population increase, keep down municipal service costs and property taxes, and prevent lowering of property values. The court determined that legislatively authorized police power regulations cannot be based on such economic concerns. Thus, "[t]he Respondents absolutely failed to rebut or overcome the case presented by Petitioners." ¹⁴

Finally, the court added that, even if the town had possessed the ability to reach these economic considerations through the police power, the Durham ordinance was not reasonably related to any of its articulated objectives. No rational distinction between mobile homes and conventional housing supported the ordinance in a way that would address population, sewage and waste disposal, and property value concerns. The court concluded that, but all measures, the Durham ordinance rested upon objectives not

permitted by legislative or constitutional authorization.

C. Inhabitants of the Town of Raymond vs. Rushlow ¹⁵

1. Facts

In 1971 the town of Raymond enacted a zoning ordinance permitting mobile homes to be established in residential districts or in mobile home parks, but requiring that individual mobile homes meet certain setback requirements, including the requirement that they not be placed within 600 feet of the highwater mark of any lake or great pond. In 1971, the defendants owned a mobile home that did not conform to the above setback requirement. Their mobile home was allowed to remain at the edge of a pond as a pre-existing nonconforming structure under the ordinance. However, when the defendants replaced their old mobile home with a new one in 1973, they were deemed in violation of the ordinance which prohibited the replacement of nonconforming mobile homes. The defendants failed to comply with the town's order of removal, and the town sought an injunction against the continued existence of the new mobile home.

2. Reasoning

The defendants first argued that their new mobile home fulfilled the definition of a pre-existing nonconforming structure under the Raymond ordinance. The court, however, disagreed with the defendants' contention that the ordinance setback requirements applied only to new uses and not to a pre-existing use such as the continued use of a mobile home. The court instead interpreted the ordinance to exempt only pre-existing structures. Thus the replacement mobile home amounted to a new structure to which the shoreline setback provisions applied. The court also compared this case with the similar facts of Windham vs. Sprague which held that the substitution of a new for an old mobile home eliminated the nonconforming use, thus requiring the mobile home owners to meet the mandates of a mobile home ordinance.

The defendants also argued that the setback restrictions of the Raymond ordinance unconstitutionally interfered with their property rights. The court articulated the presumption of validity in favor of zoning ordinances and noted that the Raymond ordinance, in permitting mobile homes in parks, was sufficiently non-exclusionary to place the burden of proving the ordinance's invalidity on the defendants. The court also remarked that the provision in the Raymond ordinance allowing mobile homes on individual lots demonstrated the town's consideration of the interests of mobile home owners. Yet, the defendants maintained that the setback requirements discriminated against them in that less stringent setback provisions were placed on conventional houses. The court responded, "This claim ignores the essence of zoning regulations in general, which is to select from an infinite number of competing land uses, giving preference to those deemed most beneficial to the general welfare - - -" ¹⁶

The defendants finally argued that the setback restriction for mobile homes did not reasonably relate to the intent of the town's comprehensive plan. The plan stated the importance of protecting the character of the lakes and ponds of Raymond because of their recreational attractiveness and their economic value to the town. The plan provided that the shoreline area within 600 feet of a lake or pond should be developed in a manner not harmful to scenic beauty or resource quality. The court found that the limitation on mobile home location was reasonably related to the objectives of the plan. Thus, the court ordered the defendants to remove their new mobile home.

D. Town of Hermon vs. Hatt ¹⁷

1. Facts

In the Hatt case, the plaintiff town sought to enjoin the defendant from maintaining a mobile home of less than a specified living space in violation of a section of the Hermon zoning ordinance. The section required that all dwellings, including mobile homes, contain a minimum of 750 square feet of living space, with at least 500 square feet of ground floor space. The defendant argued the invalidity of this limitation.

2. Reasoning

The court began its discussion by asserting the traditional burden placed on the challenger of an ordinance: the challenger must clearly evidence that the ordinance is unreasonable, discriminatory or bears no substantial relationship to legitimate municipal objectives. The defendant in Hatt met this burden.

The town advanced concerns over the pressures of rapid residential expansion, the correction of substandard housing, and the prevention of overcrowding in support of the space requirement. In judging the reasonableness of the ordinance in relation to these goals, the court considered the exclusionary effect of the provision and the necessity in Maine for smaller housing to meet the needs of those unable to afford rising utility and construction costs. The court concluded that, given these considerations, the ordinance was not rationally related to its stated objectives. The court reasoned that minimum living space requirements had little to do with the quality of home construction; that the provision encouraged larger numbers of people per dwelling, thus promoting, not discouraging, population increase; that the section provided an ineffective method of preventing overcrowding. The court thus declared the Hermon minimum living space requirement void and unenforceable.

E. Your Homes, Inc. vs. City of Portland Zoning Board of Appeals 18

1. Facts

In 1969 the plaintiff applied for a permit to construct a mobile home park on property located partially in a Portland industrial zone and partially in a residential zone. Both the Building Inspector and Board of Appeals denied the application because Portland's zoning ordinance did not allow the proposed use. The plaintiff appealed the denial to Superior Court, but the action was dismissed on procedural grounds.

In 1973 the plaintiff again applied for a building permit, but was again turned down because the property involved was in a zone in which this mobile home park was not permitted. The plaintiff's second appeal resulted in a remanding of the issue by the court to the Portland Zoning Board of Appeals for the purpose of conducting a hearing on the plaintiff's request. The court found that the Portland zoning scheme did not totally exclude mobile home parks: While not expressly allowing this land use, the ordinance authorized the Board of Appeals to permit uses not mentioned in the ordinance in a particular zone provided certain conditions and standards were met. On remand, the Board determined that the plaintiff's application did not meet the criteria set forth for the granting of a use not specified in the ordinance. The plaintiff again appealed the denial.

2. Reasoning

This third appeal presented the question of whether the Board's decision was arbitrary, unreasonable or unsupported by the evidence. In reviewing the permit denial, the court matched the Board's findings with the conditions delineated by the ordinance and judged the refusal reasonable. The Board found that a mobile home park was not similar to uses specifically allowed in the industrial and residential zones. In particular, the court accepted the Board's judgment that a mobile home park was better characterized as a commercial use rather than as a residential use. The Board also determined, and the court agreed, that the plaintiff had failed to establish that the proposed park would conform to standards regarding external effects set for the pertinent zones. Thus, the court's responsibility to not substitute its judgment for a reasonable determination by the Board allowed the conclusion that the denial of a permit for the plaintiff's mobile home park was supported by the evidence.

The above Superior Court decision has been appealed to, and recently argued before, the Maine Supreme Court.

F. Warren vs. Municipal Officers of the Town of Gorham 19

1. Facts

The town of Gorham refused authorization for the plaintiffs to place a single-unit modular home on their Gorham property. Under the town's zoning ordinance, single family dwellings, including multi-unit modular homes, were permitted in the pertinent residential zone. Single-unit modular homes were, however, included in the Gorham definition of mobile homes; the ordinance allowed mobile homes to be located only in mobile home parks. The plaintiffs' modular home had met the requirements of the Industrialized Housing Law and the Manufactured Housing Act, and did not differ significantly in appearance and construction from a mobile home.

2. Reasoning

After disposing quickly of some of the plaintiffs' arguments in their appeal of the denial of a building permit, the court discussed the relationship between the local ordinance and the mandates of state law. Acknowledging the breadth of home rule powers, the court cautioned that local zoning ordinances must relate substantially to the health, safety and general welfare of the public. In a significant part of its opinion, the court, in testing the Gorham ordinance against this standard, restructured the traditional burden of proof in attacks upon the validity of zoning ordinances applying to mobile and modular homes:

These statutes [the Manufactured Housing Act and the Industrialized Housing Law] create a legislatively mandated presumption in favor of use of modular homes. In so doing, they neutralize the presumption in favor of the zoning ordinance restrictions against mobile or modular homes - - - Without that presumption the Town can no longer rely on the face of its ordinance unless overcome by plaintiffs' evidence. [Citations omitted] Now, with the Legislature having spoken in favor of manufactured housing as in the public interest, the burden is shifted to the Town to justify restrictions it wishes to impose on placement of single-unit modular homes within its boundaries. 20

The court next examined the reasons put forth by Gorham in support of its prohibition of mobile homes on individual parcels in light of the evidence offered by the town to buttress its reasoning. The court found no support for the assumption that modular homes decrease the value of adjacent property and damage the tax base. The record indicated a price range for modular housing of between twenty-five and thirty-four thousand dollars, not insignificant sums, the court observed. The court discounted the sixteen year old statement in Wright vs. Michaud that mobile homes are often detrimental to neighboring property by noting the changes in construction technology since the 1960's, evidenced by the state's regulation and encouragement of modular and mobile housing.

Gorham also argued that mobile homes deteriorate more rapidly than conventional housing. Yet, while the plaintiffs offered extensive evidence of the plans, materials and construction guidelines for their mobile home, the town failed to present evidence indicating any greater quality in conventionally built housing. The court commented upon the likelihood of poor and good quality homes in each category, but added that Maine law provides more scrutiny of and control over the construction of mobile and modular homes.

Having dismissed the economic concerns ostensibly behind Gorham's mobile home ordinance, the court turned to the aesthetic considerations offered in support of the ordinance. The court concluded that aesthetic criteria alone were insufficient justification for the zoning restriction since personal tastes are impossible to review.

In concluding a portion of its discussion, the court sought to emphasize that its analysis did not indicate state law pre-emption of local law:

Rather, the court finds competing interests - - - a state interest in encouraging manufactured housing and a local interest in establishing a certain character for the community articulated through the zoning ordinance.

In resolving these competing interests, the court is applying a balancing test - - - Because there is a competing and, in this case, inconsistent state interest, the presumption in favor of such local limitations established by Wright vs. Michaud, supra,

is neutralized. With the presumption neutralized, and nothing but generalized concerns to support the local limitations, the competing state interest must prevail, and the local limitations on modular home placements must fall under Article VIII of the Maine Constitution. 21

In the final section of its opinion, the court discussed the discriminatory application of the ordinance to single and multi-unit modular homes. Acknowledging the acceptability of rationally based discrimination, the court, however, found no reason upholding the single unit-multiple unit distinction. Whether the modular home was delivered to the private lot in one or more segments could have no bearing on its capacity for rapid deterioration or its effect on the value of abutting property. Again, aesthetic judgments favoring multiple over single-unit modular homes proved inadequate support for the distinction in the ordinance.

Based on this thorough analysis, the court enjoined the town of Gorham from relying on its mobile home ordinance to prevent the plaintiffs from locating a single-unit modular home on their individual lot. The town of Gorham has appealed this decision to the Maine Supreme Court.

IV. Analysis of Case Law

In the majority of cases dealing with siting restrictions placed on mobile homes, the Maine courts have fashioned a substantial burden of proof for challengers of an ordinance to meet. An attack on the facial validity of an ordinance may not succeed if the ordinance does not totally exclude mobile homes from a community. Thus, a municipal scheme which limits mobile homes to mobile home parks by a proper ordinance is permissible on its face. A party seeking to have a zoning ordinance declared unconstitutional, or a police power ordinance declared beyond the scope of legislative authorization, must then prove that the ordinance as applied is not reasonably related to promoting the public health, safety or welfare, or is discriminatory. The presumption of validity in favor of municipal regulations accords great deference to the position of the towns, and requires challengers to marshal ample evidence to counter the effect of the presumption and place the town in the posture of producing evidence to justify its ordinance. In the earliest cases, the courts more readily accepted aesthetic and economic concerns as appropriate reasons for restricting the use of mobile homes. Later cases, however, showed a greater reluctance by the courts to accept these justifications: The courts emphasized that aesthetic interests alone could never support mobile home limitations, and that economic concerns, advanced but unsubstantiated, were also insufficient to uphold a mobile home restriction. At the same time, the Maine judiciary began to demonstrate an awareness of the importance of manufactured housing in meeting the housing needs of Maine people.

The latest Maine cases involving issues of the regulation of manufactured housing evidence both a thoroughness of legal representation and a willingness by the courts to engage in detailed analysis of challenged ordinances. The Maine Supreme Court case of Begin vs. Inhabitants of the Town of Sabattus demonstrates the restraint placed on home rule powers by individual constitutional rights, rights which include the rights of mobile home owners. The equal protection argument made and accepted in Begin suggests that the ability of towns to differentiate the treatment of conventional housing and manufactured housing has its limitations.

The Superior Court case of Warren vs. Municipal Officers of the Town of Gorham represents a significant change in the tasks allocated to the parties in challenges to the constitutionality of ordinances regulating manufactured housing. By recognizing that Maine statutory law expresses a strong public interest in the use of manufactured housing, the Warren court offered a reason for eliminating the presumption of validity previously accorded manufactured housing ordinances. The interests of mobile and modular home owners thus stand, in the Warren opinion, in a comparable position to the interests of towns in restricting manufactured housing; the task of the courts is to balance these competing interests and determine which prevails. The real importance of the Warren case, however, lies in the change made in the allocation of the burden of proof: the interests of manufactured housing proponents are represented by the Manufactured Housing Act and Industrialized Housing Law; a town, on the other hand, must articulate and demonstrate sufficient opposing interests to counter those of the challenger of its ordinance. Whether this switch in approach toward arguments pertaining to the validity of municipal ordinances regulating manufactured housing, a

change of benefit to mobile and modular home advocates, is accepted awaits the outcome of the appeal of the Warren case to the Maine Supreme Court.

V. Pertinent Statutes

The final section of this discussion is presented simply to indicate some of the statutes that should be noted by a municipality seeking to regulate the siting of manufactured housing within its borders. The first subsection mentions statutes that relate specifically to mobile and modular homes. The second subsection merely lists some other generally applicable land use laws.

A. Manufactured Housing Regulations

1. State Law

10 M.R.S.A. § 9006 (Manufactured Housing Act)
pertaining to standards for construction and installation of and approval of sale and installation of manufactured housing by the Manufactured Housing Board

10 M.R.S.A. § 9042 (2) (Manufactured Housing Act)
provides a local option to waive state inspection and approval requirements for modular housing if municipality has adopted a building code, has a local building code enforcement agency, and manufactured housing complies with the local code and the local agency so reports to the Manufactured Housing Board

22 M.R.S.A. § 2492 et. seq.
pertaining to authority of the Department of Human Services to license mobile homes parks

30 M.R.S.A. § 2151 (4) (A)
pertaining to municipal authority to enact police power ordinances regulating sanitation and parking facilities for trailers

30 M.R.S.A. § 4774 (Industrialized Housing Law)
pertaining to required approval by Maine State Housing Authority of any mobile home manufactured after September 1, 1974 and subject to sale, delivery or installation in Maine

36 M.R.S.A. § 3551
defining real estate, for property tax purposes, as including mobile homes affixed to land

36 M.R.S.A. § 1432 (1) (B)
providing for the levy of an excise tax for the privilege of operating a mobile home upon public ways

36 M.R.S.A. § 1434 (2)
designating the place of payment of the mobile home excise tax

2. Federal Law

24 C.F.R. 3282 (1980)
setting forth federal requirements and procedures for government inspection and approval of mobile home designs and production

B. Land Use Regulations

12 M.R.S.A. § 4807 et. seq.
minimum lot size for waste disposal

12 M.R.S.A. § 4811 et. seq.
Mandatory Zoning and Subdivision Control Act

30 M.R.S.A. § 2151
permissible purposes of police power ordinances

30 M.R.S.A. § 4961 & 4962
Comprehensive plans and zoning ordinances

38 M.R.S.A. § 481 et. seq.

Site Location of Development Law (§ 489 - municipal review of subdivisions)

FOOTNOTES

1. A caveat should be added concerning the availability of Maine Superior Court cases. Since opinions are not required to be written in such cases, and since Superior Court cases are not reported or indexed in any way in Maine, the task of uncovering relevant opinions involves the pursuit of references provided by knowledgeable sources. Thus, while the Superior Court cases discussed here represent, at least, the most important such cases on the zoning of manufactured housing, they may not include all Superior Court decisions rendered in this area.
2. 160 Me, 164, 200 A.2d 543 (1964).
3. Id. at 175-76, 200 A.2d at 549.
4. Id. at 174, 200 A.2d at 548.
5. 219 A.2d 548 (Me. 1966).
6. Id. at 553.
7. 308 A.2d 286 (Me. 1973).
8. Id. at 291.
9. 314 A.2d 135 (Me. 1974).
10. 409 A.2d 1269 (Me. 1979).
11. No. Yor. 975-A (Me. Super. Ct. April 30, 1969).
12. No. And. 75-41 (Me. Super. Ct. March 31, 1976).
13. Id. at 7.
14. Id.
15. No. CV 75-771 (Me. Super Ct. Sept. 27, 1976).
16. Id. at 6.
17. No. Pen. 77-1 (Me. Super. Ct. May 12, 1978).
18. Nos. CV 70-740 & 74-109, 77-1247 (Me. Super. Ct. April 5, 1977 & Feb. 9, 1979).
19. No. CV 78-8 (Me. Super. Ct. June 12, 1980).
20. Id. at 12.
21. Id. at 14-15.

SECTION C

Statistical Information and Trend

EDITOR

DAVID F PREBLE

Introduction

The process of compiling the statistical information involved gathering information from the following State agencies:

Division of Health Engineering, Department of Human Services
Office of Research & Vital Statistics, Department of Human Services
State Planning Office
Manufactured Housing Board
Department of Business Regulation

The statistics indicate that there are 41,162 mobile homes in the State of Maine. The Town of Lisbon has 749 mobile homes on the tax roles, while the Town of Brunswick is second with 661 mobile homes. The Town of Wells is the fastest growing municipality concerning mobile homes with 406 being installed in town since 1975. In 1975, there were 499 licensed mobile home parks with 11,000 lots, today there are 523 parks with 14,476 lots. In the ten year period from 1970 thru 1979, there were 26,728 homes installed, while there were 44,525 single family housing starts and 11,855 multi-family housing starts.

Table 1 is a reproduction of information provided by the State Planning Office of provisional estimates of the numbers of year round housing units in the State. These charts indicate the number of housing starts in the last ten years and the breakdown as to mobile, or single family, or multi-family dwellings.

Table 2 is a breakdown for a five (5) year period, as to mobile, 14 ft. wide modular and conventional modular homes.

Table 3 is a breakdown of licensed mobile home parks and lots in 1975 as compared with the parks and lots in 1980.

Table 4 is a breakdown of total mobile homes in individual municipalities going from the largest number to the smallest.

Table 5 is a breakdown of mobile homes installed in individual municipalities with over 100 units installed in the period from 1975 thru 1979.

SPO STATISTICAL REPORTS

Aug. 1980

A State Government Data Center Publication

Housing Indicator Series HIS-8

MAINE
PROVISIONAL ESTIMATES OF YEAR-ROUND HOUSING UNITS
MUNICIPALITIES
AS OF AUGUST, 1979

This report presents provisional estimates of the numbers of year-round housing units in the State and its divisions, regional planning commission jurisdictions, counties and municipalities as of August, 1979. These estimates are provided for planning by state, regional and local agencies.

The first four columns in the tables which begin on page 5 report the 1970 Census counts of the numbers of single-family homes, mobile homes, units in multi-family structures and total of all year-round units in each municipality. The next four columns show the estimated numbers of units built between the Census count and August, 1979. The next column presents the estimated new units added in 1979. The last column reports the estimated total year-round housing stock in 1979. This is the sum of the total stock shown for 1970 plus the total units built between 1970 and 1979.

STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
BY COUNTY

Region	Count 1970	Housing Units		Pct Chg 70-79
		Added 70-79	Estimate 1979	
Androscoggin	30587	6748	37335	22.1%
Aroostook	26989	5591	32580	20.7
Cumberland	64305	15508	79813	24.1
Franklin	7905	2126	10031	26.9
Hancock	13964	3454	17418	24.7
Kennebec	30089	7762	37851	25.8
Knox	10953	2428	13381	22.2
Lincoln	7741	2312	10053	29.9
Oxford	15425	3210	18635	20.8
Penobscot	38996	9511	48507	24.4
Piscataquis	5801	876	6677	15.1
Sagadahoc	8526	2410	10936	28.3
Somerset	14072	2983	17055	21.2
Waldo	8048	2437	10485	30.3
Washington	11025	2538	13563	23.0
York	38873	13214	52087	34.0
STATE	333299	83108	416407	24.9%

TABLE 1

STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
BY DIVISION

Region	Housing Units			%Change 1970-1979
	Count 1970	Added 70-79	Estimate 1979	
I-95 Corridor	211376	55153	266529	26.1%
Western Maine	43203	9195	52398	21.3
Midcoast Maine	26742	7177	33919	26.8
Eastern Maine	24989	5992	30981	24.0
Northern Maine	26989	5591	32580	20.7
State Total	333299	83108	416407	24.9%

STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
BY R.P.C.

Region	Housing Units			%Change 1970-1979
	Count 1970	Added 70-79	Estimate 1979	
Androscoggin Valley	52136	11844	63980	22.7%
S. Mid Coast	21000	5663	26663	27.0
Portland COG	57680	13877	71557	24.1
Hancock County	13997	3461	17458	24.7
E. Mid Coast	15713	3787	19500	24.1
N. Kennebec	28172	6485	34657	23.0
No. Maine	27984	5818	33802	20.8
Penobscot Valley	46048	10887	56935	23.6
S. Kennebec	18380	4886	23266	26.6
So. Maine	41425	13893	55318	33.5
Washington	10764	2507	13271	23.3
State Total	333299	83108	416407	24.9%

*Definition of Divisions

The I-95 Corridor consists of all those counties in the State which are predominantly urban. The Maine Turnpike and Interstate-95 pass through all these counties. They are York, Cumberland, Sagadahoc, Androscoggin, Kennebec, and Penobscot. Western Maine consists of the four counties, all predominantly rural, which are west of the I-95 Corridor. These counties are Oxford, Franklin, Somerset and Piscataquis. Midcoast Maine consists of the three counties, all predominantly rural, which are east of the I-95 Corridor and west of Penobscot Bay. These are Lincoln, Knox and Waldo. Eastern Maine consists of Hancock and Washington Counties, both predominantly rural, which lie east of the I-95 Corridor and Penobscot Bay. Northern Maine is Aroostook County which is predominantly rural.

DATA SOURCES

The basic sources of information concerning the units built between 1970 and 1979 are the annual reports of the local assessors to the State Bureau of Taxation. These reports show the numbers of residential units built by type of unit.

Data for 1979 is from the new reporting form designed by the Planning Office in collaboration with the Bureau of Property Taxation. The new reporting form appears to have eliminated the weaknesses of past collection techniques, specifically the recording of demolitions, mobile homes, and multi-family units. Other types of data available from the new reporting form include average assessed value by type of unit, conversions, and losses by type of unit.

The assessor's reports for 1979 provide a reasonably accurate estimate of housing activity within the State, counties, and municipalities. The new units reported in 1979 minus the 1979 units lost were added to the 1970-1978 data presented in HIS-4 in order to arrive at the estimated 1979 housing stock.

The following tables present county summary information for several of the data elements on the 1979 assessors' reports. This information is also available on a municipal level.

<u>NEW UNITS ADDED BY TYPE OF UNIT, 1979</u>							
<u>Region</u>	<u>1</u> <u>Family</u>	<u>2</u> <u>Family</u>	<u>3or4</u> <u>Family</u>	<u>5+</u> <u>Family</u>	<u>Mobile</u> <u>Homes</u>	<u>Total</u>	<u>%</u> <u>Total</u>
Androscoggin	353	-	4	24	141	522	6.7%
Aroostook	277	10	24	20	156	487	6.2
Cumberland	706	4	21	387	95	1213	15.5
Franklin	112	18	3	23	41	197	2.5
Hancock	223	16	4	8	88	339	4.3
Kennebec	424	34	6	169	203	836	10.7
Knox	160	-	-	-	31	191	2.4
Lincoln	173	-	-	-	72	245	3.1
Oxford	178	-	16	18	108	320	4.1
Penobscot	494	1	60	167	320	1042	13.3
Piscataquis	56	8	-	-	28	92	1.2
Sagadahoc	113	-	-	42	40	195	2.5
Somerset	101	-	-	24	57	182	2.3
Waldo	141	-	-	41	110	292	3.7
Washington	100	2	-	89	91	282	3.6
York	1079	16	77	-	206	1378	17.6
State	4690	109	215	1012	1787	7813	100%

DEMOLITIONS
UNITS LOST BY TYPE, 1979

<u>Region</u>	<u>1 Family</u>	<u>Multi Family</u>	<u>Mobile Homes</u>	<u>Total Demolitions</u>	<u>% of Total</u>	<u>Demolition Rate</u>
Androscoggin	14	24	10	48	6.3%	.13
Aroostook	63	7	36	106	13.8	.33
Cumberland	21	68	4	93	12.1	.12
Franklin	11	2	7	20	2.6	.20
Hancock	18	0	24	42	5.5	.24
Kennebec	39	81	8	128	16.7	.34
Knox	3	-	9	12	1.6	.09
Lincoln	7	-	2	9	1.2	.09
Oxford	16	-	9	25	3.3	.13
Penobscot	60	2	69	131	17.1	.27
Piscataquis	10	-	3	13	1.7	.19
Sagadahoc	5	-	-	5	0.7	.05
Somerset	15	-	6	21	2.7	.12
Waldo	15	2	4	21	2.7	.20
Washington	27	2	15	44	5.7	.32
York	21	6	21	48	6.3	.09
State	345	144	227	766	100%	.18%

STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
ANDROSCOGGIN COUNTY										
AUBURN	4376	111	3803	8290	448	70	282	800	27	9090
DURHAM	306	49	19	374	194	65	0	259	28	633
GREENE	423	71	33	527	360	54	22	436	26	963
LEEDS	270	24	11	305	73	121	0	194	13	499
LEWISTON	5152	186	9029	14367	912	340	892	2144	108	16511
LISBON	1301	159	498	1958	418	590	96	1104	70	3062
LIVERMORE	407	31	30	468	73	52	0	125	16	593
LIVERMORE FA	645	101	449	1195	52	70	67	189	0	1384
MECHANIC FAL	455	47	222	724	88	101	4	193	16	917
MINOT	238	13	27	278	102	61	0	163	19	441
POLAND	545	44	97	686	235	207	6	448	52	1134
TURNER	574	61	81	716	205	99	0	304	44	1020
WALES	137	40	16	193	48	35	0	83	8	276
SABATTUS	354	82	70	506	121	185	0	306	47	812
COUNTY TOTAL	15183	1019	14385	30587	3329	2050	1369	6748	474	37335
AROOSTOOK COUNTY										
ALLAGASH	147	7	5	159	4	1	0	5	-1	164
AMITY	57	1	1	59	3	11	0	14	1	73
ASHLAND	453	43	44	540	48	131	24	203	11	743
BANCROFT	22	1	0	23	3	5	0	8	0	31
BENEDICTA	49	0	0	49	8	9	0	17	2	66
BLAINE	251	21	27	299	22	76	0	98	0	397
BRIDGEWATER	259	11	20	290	5	52	0	57	-1	347
CARIBOU	2152	249	754	3155	306	242	84	632	27	3787

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.----NEW HOUSING UNITS 70-79----.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
ARDOOSTOOK COUNTY										
CARY PLT	55	3	2	60	5	2	0	7	0	67
CASTLE HILL	124	10	5	139	19	10	0	29	0	168
CASWELL PLT	155	10	5	170	2	3	0	5	-4	175
CHAPMAN	90	10	2	102	20	12	0	32	4	134
CRYSTAL	81	4	2	87	23	42	0	65	2	152
CYR PLT	42	0	0	42	3	0	0	3	0	45
DYER BROOK	42	6	2	50	22	11	0	33	3	83
E PLT	4	3	1	8	0	3	0	3	1	11
EAGLE LAKE	262	5	5	272	21	60	26	107	-2	379
EASTON	346	45	26	417	15	59	20	94	0	511
FT FAIRFIELD	1098	74	321	1493	74	192	97	363	21	1856
FT KENT	878	60	237	1175	206	158	84	448	37	1623
FRENCHVILLE	252	19	62	333	73	77	20	170	11	503
GARFIELD PLT	27	1	0	28	1	2	0	3	0	31
GLENWOOD PLT	12	0	0	12	0	0	0	0	0	12
GRAND ISLE	192	4	22	218	11	0	0	11	1	229
HAMLIN	73	2	6	81	4	2	0	6	1	87
HAMMOND PLT	17	3	2	22	3	2	0	5	1	27
HAYNESVILLE	51	5	0	56	7	25	0	32	3	88
HERSEY	19	2	0	21	2	3	0	5	1	26
HODGDON	260	5	20	285	48	46	0	94	7	379
HOULTON	1654	102	721	2477	112	132	73	317	4	2794
ISLAND FALLS	282	12	56	350	21	21	0	42	1	392
LIMESTONE	980	69	1394	2443	49	56	7	112	-2	2555
LINNEUS	145	26	6	177	20	45	0	65	10	242
LITTLETON	250	20	3	273	36	45	0	81	8	354
LUDLOW	64	1	0	65	22	10	0	32	5	97
MACWAHOC PLT	33	2	4	39	2	5	0	7	3	46

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
AROSTOOK COUNTY										
MADAWASKA	1123	76	408	1607	134	71	54	259	28	1866
MAPLETON	379	35	43	457	119	118	12	249	16	706
MARS HILL	457	28	100	585	24	36	54	114	37	699
MASARDIS	100	3	2	105	4	9	0	13	1	118
MERRILL	72	6	2	80	15	6	0	21	3	101
MONTICELLO	310	25	14	349	22	31	24	77	28	426
MORO PLT	14	0	0	14	-2	7	0	5	-1	19
NASHVILLE PL	12	7	3	22	2	0	0	2	0	24
NEW CANADA	61	0	3	64	6	0	0	6	2	70
NEW LIMERICK	140	10	4	154	26	14	0	40	3	194
NEW SWEDEN	196	4	9	209	8	18	0	26	2	235
OAKFIELD	245	20	11	276	17	30	20	67	3	343
ORIENT	37	1	1	39	4	4	0	8	0	47
OXBOW	36	0	2	38	0	9	0	9	-1	47
PERHAM	114	5	8	127	6	8	0	14	1	141
PORTAGE LAKE	131	5	3	139	23	40	0	63	0	202
PRESQUE ISLE	2279	185	1049	3513	227	45	122	394	48	3907
REED PLT	79	5	2	86	7	12	0	19	2	105
ST AGATHA	191	5	11	207	49	38	20	107	8	314
ST FRANCIS	231	4	10	245	25	15	12	52	3	297
ST JOHN PLT	93	6	1	100	6	5	0	11	1	111
SHERMAN	237	17	18	272	43	43	0	86	18	358
SMYRNA	92	8	6	106	17	0	0	17	1	123
STOCKHOLM	111	2	9	122	7	8	0	15	1	137
VAN BUREN	778	20	261	1059	101	67	202	370	4	1429
WADE	67	4	3	74	8	15	0	23	1	97
WALLAGRASS P	178	3	1	182	20	8	0	28	1	210
WASHBURN	485	19	53	557	68	42	20	130	8	687

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
ARDOOSTOOK COUNTY										
WESTFIELD	140	19	4	163	15	17	-2	30	0	193
WESTMANLAND	84	0	0	84	1	0	0	1	0	85
WESTON	76	1	0	77	9	3	0	12	1	89
WINTERVILLE	52	2	1	55	4	0	0	4	0	59
WOODLAND	311	22	20	353	29	85	0	114	7	467
COUNTY TOTAL	19789	1383	5817	26989	2264	2354	973	5591	381	32580
CUMBERLAND COUNTY										
BALDWIN	265	20	13	298	42	22	0	64	0	362
BRIDGTON	811	32	249	1092	478	41	16	535	35	1627
BRUNSWICK	2923	447	1571	4941	493	214	268	975	63	5916
CAPE ELIZABE	2207	2	168	2377	251	0	55	306	46	2683
CASCO	410	23	58	491	242	59	0	301	7	792
CUMBERLAND	1220	0	43	1263	351	0	0	351	0	1614
FALMOUTH	1842	12	165	2019	223	34	43	300	36	2319
FREEPORT	1197	118	326	1641	322	475	32	829	22	2470
GORHAM	1692	104	386	2182	565	365	31	961	71	3143
GRAY	752	57	115	924	353	194	24	571	42	1495
HARPSWELL	950	50	56	1056	250	49	0	299	44	1355
HARRISON	408	12	39	459	152	25	0	177	12	636
NAPLES	313	31	10	354	236	84	0	320	10	674
NEW GLOUCEST	419	68	57	544	124	238	2	364	49	908
NO YARMOUTH	342	12	31	385	185	1	0	186	19	571
PORTLAND	9094	11	15206	24311	685	0	1797	2482	16	26793
POWNAI	217	0	10	227	130	0	0	130	9	357

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
CUMBERLAND COUNTY										
RAYMOND	399	19	41	459	206	10	0	216	6	675
SCARBOROUGH	2163	163	262	2588	748	293	52	1093	129	3681
SEBAGO	258	5	4	267	21	11	0	32	2	299
SO PORTLAND	5074	2	2054	7130	480	0	319	799	75	7929
STANDISH	820	53	75	948	949	386	0	1335	69	2283
WESTBROOK	2773	22	1889	4684	509	53	440	1002	194	5686
WINDHAM	1786	29	177	1992	1005	114	158	1277	116	3269
YARMOUTH	1192	20	461	1673	481	1	121	603	48	2276
COUNTY TOTAL	39527	1312	23466	64305	9481	2669	3358	15508	1120	79813
FRANKLIN COUNTY										
AVON	145	30	2	177	23	30	0	53	2	230
CARRABASSET	0	0	0	0	47	0	47	94	24	94
CARTHAGE	83	13	1	97	16	14	0	30	0	127
CHESTERVILLE	246	22	7	275	32	32	0	64	6	339
COPLIN PLT	30	2	0	32	10	0	0	10	3	42
DALLAS PLT	86	1	0	87	3	1	0	4	0	91
EUSTIS	316	10	16	342	12	6	20	38	2	380
FARMINGTON	1079	136	471	1686	244	102	100	446	37	2132
INDUSTRY	112	7	6	125	19	24	0	43	4	168
JAY	813	59	293	1165	224	264	-6	482	26	1647
KINGFIELD	328	9	65	402	39	41	0	80	8	482
MADRID	72	1	3	76	3	7	0	10	1	86
NEW SHARON	210	5	21	236	41	34	0	75	3	311
NEW VINEYARD	122	13	3	138	27	32	0	59	2	197

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
FRANKLIN COUNTY										
PHILLIPS	255	15	95	365	53	58	0	111	7	476
RANGELEY	448	5	44	497	30	0	16	46	19	543
RANGELEY PLT	204	0	0	204	2	0	0	2	0	206
SANDY RIVER	56	0	2	58	4	0	1	5	0	63
STRONG	297	39	72	408	37	110	0	147	0	555
TEMPLE	121	12	5	138	47	9	0	56	0	194
WELD	137	6	6	149	12	26	0	38	0	187
WILTON	903	104	241	1248	140	86	7	233	33	1481
COUNTY TOTAL	6063	489	1353	7905	1065	876	185	2126	177	10031
HANCOCK COUNTY										
AMHERST	90	3	3	96	7	14	0	21	1	117
AURORA	54	0	2	56	4	3	0	7	0	63
BAR HARBOR	1134	37	239	1410	118	45	50	213	17	1623
BLUE HILL	593	11	38	642	38	15	24	77	1	719
BROOKLIN	265	7	7	279	30	69	0	99	5	378
BROOKSVILLE	410	13	16	439	39	14	0	53	8	492
BUCKSPORT	964	65	287	1316	203	8	48	259	35	1575
CASTINE	312	8	28	348	32	6	4	42	8	390
CRANBERRY IS	154	3	0	157	10	0	0	10	1	167
DEDHAM	168	6	1	175	23	14	0	37	0	212
DEER ISLE	606	21	15	642	49	36	0	85	4	727
EASTBROOK	109	1	0	110	8	9	0	17	4	127
ELLSWORTH	1467	89	279	1835	272	64	64	400	33	2235
FRANKLIN	248	22	8	278	42	47	0	89	7	367

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.----NEW HOUSING UNITS 70-79----.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
HANCOCK COUNTY										
GOULDSBORO	411	49	18	478	60	86	0	146	14	624
GREAT POND	13	0	1	14	15	7	0	22	-1	36
HANCOCK	314	59	6	379	80	231	0	311	17	690
LAMOINE	238	19	9	266	90	75	16	181	12	447
FRENCHBORD	24	1	1	26	1	0	0	1	1	27
MARIAVILLE	54	0	0	54	3	8	0	11	1	65
MT DESERT	641	5	59	705	113	0	18	131	1	836
ORLAND	504	24	21	549	83	109	0	192	28	741
OSBORN	26	0	0	26	0	6	0	6	1	32
OTIS	46	1	2	49	7	1	0	8	1	57
PENOBSCOT	284	6	3	293	38	32	0	70	11	363
SEDGWICK	305	11	5	321	44	53	0	97	15	418
SORRENTO	66	2	1	69	14	19	0	33	3	102
SOUTHWEST HB	498	47	65	610	73	60	32	165	0	775
STONINGTON	515	23	53	591	34	23	0	57	8	648
SULLIVAN	259	11	9	279	32	33	0	65	4	344
SURRY	258	1	12	271	48	13	0	61	9	332
SWANS ISLAND	146	4	4	154	18	6	8	32	9	186
TREMONT	353	26	26	405	45	103	0	148	10	553
TRENTON	149	9	1	159	93	70	0	163	21	322
VERONA	153	2	3	158	20	16	0	36	1	194
WALTHAM	42	1	0	43	7	14	0	21	5	64
WINTER HBR	191	28	63	282	44	28	16	88	2	370
COUNTY TOTAL	12064	615	1285	13964	1837	1337	280	3454	297	17418
KENNEBEC COUNTY										
ALBION	265	30	27	322	122	40	0	162	15	484

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				, ---NEW HOUSING UNITS 70-79---				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
KENNEBEC COUNTY										
AUGUSTA	3682	202	3240	7124	430	268	561	1259	169	8383
BELGRADE	380	21	28	429	101	62	8	171	4	600
BENTON	400	59	61	520	130	38	8	176	30	696
CHELSEA	336	53	25	414	231	56	0	287	19	701
CHINA	486	53	25	564	145	58	6	209	38	773
CLINTON	473	65	68	606	117	147	0	264	30	870
FARMINGDALE	601	27	156	784	68	84	0	152	12	936
FAYETTE	138	3	2	143	31	51	0	82	5	225
GARDINER	1221	89	954	2264	136	200	27	363	14	2627
HALLOWELL	536	9	369	914	40	0	-5	35	3	949
LITCHFIELD	344	22	18	384	144	79	0	223	28	607
MANCHESTER	323	34	48	405	142	9	0	151	0	556
MONMOUTH	537	37	72	646	174	175	0	349	32	995
MT VERNON	213	13	10	236	65	79	0	144	14	380
OAKLAND	781	102	272	1155	278	151	4	433	50	1588
PITTSTON	380	69	12	461	102	101	0	203	9	664
RANDOLPH	387	32	158	577	44	-1	74	117	30	694
READFIELD	338	26	42	406	123	116	0	239	15	645
ROME	112	11	4	127	13	1	0	14	2	141
SIDNEY	299	43	24	366	272	166	0	438	41	804
VASSALBORO	592	74	105	771	147	186	0	333	20	1104
VIENNA	74	1	3	78	24	25	0	49	6	127
WATERVILLE	2594	71	3107	5772	155	36	447	638	-15	6410
WAYNE	176	5	19	200	52	5	0	57	7	257
W GARDINER	379	36	18	433	172	51	0	223	13	656
WINDSOR	286	41	7	334	87	125	0	212	26	546
WINSLOW	1427	123	648	2198	211	71	7	289	45	2487
WINTHROP	1014	95	347	1456	271	217	2	490	46	1946

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
KENNEBEC COUNTY										
COUNTY TOTAL	18774	1446	9869	30089	4027	2596	1139	7762	708	37851
KNOX COUNTY										
APPLETON	202	8	3	213	55	33	0	88	12	301
CAMDEN	1321	62	355	1738	170	66	12	248	15	1986
CUSHING	272	6	3	281	94	33	2	129	11	410
FRIENDSHIP	276	10	10	296	75	26	0	101	0	397
HOPE	159	8	12	179	58	59	0	117	7	296
ISLE AU HAUT	31	0	2	33	6	1	0	7	0	40
MATINICUS IS	44	0	0	44	0	0	0	0	0	44
NORTH HAVEN	275	0	5	280	22	3	0	25	1	305
OWLS HEAD	376	33	25	434	106	6	0	112	10	546
ROCKLAND	1823	54	1236	3113	132	65	118	315	18	3428
ROCKPORT	630	52	87	769	184	115	6	305	24	1074
ST GEORGE	590	28	30	648	179	41	0	220	21	868
SD THOMASTON	280	20	15	315	65	33	0	98	11	413
THOMASTON	589	26	205	820	142	15	0	157	10	977
UNION	357	11	45	413	94	6	8	108	13	521
VINALHAVEN	476	7	50	533	57	16	1	74	0	607
WARREN	533	19	53	605	160	63	12	235	15	840
WASHINGTON	215	20	4	239	51	38	0	89	11	328
COUNTY TOTAL	8449	364	2140	10953	1650	619	159	2428	179	13381
LINCOLN COUNTY										
ALNA	149	9	0	158	24	5	0	29	6	187

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
LINCOLN COUNTY										
BOOTHBAY	617	46	40	703	182	61	0	243	27	946
BOOTHBAY HBR	720	44	181	945	50	51	20	121	6	1066
BREMEN	160	12	2	174	32	12	0	44	13	218
BRISTOL	687	18	27	732	177	95	0	272	28	1004
DAMARISCOTTA	362	39	97	498	84	15	0	99	3	597
DRESDEN	294	24	2	320	62	90	0	152	16	472
EDGEComb	212	10	7	229	31	14	0	45	-1	274
JEFFERSON	390	25	15	430	79	13	2	94	7	524
MONHEGAN PLT	12	0	4	16	1	0	-2	-1	1	15
NEWCASTLE	374	19	34	427	46	25	0	71	8	498
NOBLEBORO	256	16	14	286	89	21	0	110	25	396
SOMERVILLE	57	9	6	72	12	3	0	15	3	87
SO BRISTOL	242	13	6	261	56	9	0	65	8	326
SOUTHPORT	200	2	8	210	80	4	0	84	4	294
WALDOBORO	930	83	111	1124	138	254	0	392	57	1516
WESTPORT	70	4	1	75	37	11	0	48	3	123
WHITEFIELD	294	22	21	337	64	48	0	112	7	449
WISCASSET	600	80	64	744	119	198	0	317	15	1061
COUNTY TOTAL	6626	475	640	7741	1363	929	20	2312	236	10053
OXFORD COUNTY										
ANDOVER	329	16	32	377	27	27	0	54	2	431
BETHEL	595	31	139	765	42	48	0	90	9	855
BROWNFIELD	163	11	13	187	42	11	0	53	10	240
BUCKFIELD	281	23	49	353	46	68	0	114	14	467

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
OXFORD COUNTY										
BYRON	35	0	0	35	5	9	0	14	0	49
CANTON	201	11	20	232	28	35	0	63	2	295
DENMARK	182	1	14	197	49	9	0	58	6	255
DIXFIELD	498	32	159	689	85	85	0	170	16	859
FRYEBURG	578	53	114	745	110	45	48	203	12	948
GILEAD	49	3	5	57	11	4	0	15	0	72
GREENWOOD	191	13	6	210	25	16	-1	40	5	250
HANOVER	70	0	11	81	2	14	0	16	1	97
HARTFORD	93	8	6	107	13	26	0	39	-1	146
HEBRON	148	7	32	187	43	34	0	77	0	264
HIRAM	266	9	12	287	79	23	0	102	4	389
LINCOLN PLT	51	1	0	52	1	4	0	5	2	57
LOVELL	265	10	9	284	60	14	0	74	14	358
MAGALLOWAY P	67	0	0	67	0	2	0	2	0	69
MEXICO	749	113	446	1308	25	90	48	163	2	1471
NEWRY	99	5	0	104	36	13	18	67	25	171
NORWAY	880	69	456	1405	77	97	40	214	28	1619
OTISFIELD	203	7	4	214	63	8	0	71	8	285
OXFORD	602	86	43	731	208	132	0	340	40	1071
PARIS	905	70	341	1316	163	197	42	402	36	1718
PERU	339	27	39	405	35	118	0	153	9	558
PORTER	327	27	30	384	28	15	0	43	9	427
ROXBURY	79	4	0	83	8	20	0	28	0	111
RUMFORD	1470	66	1590	3126	85	21	48	154	10	3280
STONEHAM	69	2	1	72	15	19	0	34	1	106
STOW	42	6	0	48	17	9	0	26	1	74
SUMNER	176	3	16	195	24	30	12	66	15	261
SWEDEN	49	1	0	50	16	6	0	22	4	72

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
OXFORD COUNTY										
UPTON	42	0	1	43	6	4	0	10	-2	53
WATERFORD	237	14	22	273	39	28	0	67	6	340
WEST PARIS	294	11	97	402	42	35	4	81	6	483
WOODSTOCK	285	16	53	354	43	37	0	80	1	434
COUNTY TOTAL	10909	756	3760	15425	1598	1353	259	3210	295	18635
-16- PENOBSCOT COUNTY										
ALTON	89	10	2	101	16	33	0	49	7	150
BANGOR	5241	320	5383	10944	358	298	735	1391	123	12335
BRADFORD	179	9	8	196	60	59	17	136	11	332
BRADLEY	233	18	58	309	88	1	0	89	3	398
BREWER	1923	69	1052	3044	316	20	182	518	58	3562
BURLINGTON	83	4	3	90	8	11	0	19	4	109
CARMEL	308	78	21	407	109	128	0	237	28	644
CARROLL PLT	40	0	3	43	5	5	0	10	1	53
CHARLESTON	208	16	27	251	29	43	0	72	7	323
CHESTER	65	9	1	75	12	34	0	46	3	121
CLIFTON	90	7	4	101	39	46	0	85	0	186
CORINNA	419	27	130	576	45	82	24	151	9	727
CORINTH	288	40	51	379	72	212	24	308	21	687
DEXTER	835	116	354	1305	108	179	38	325	22	1630
DIXMONT	155	19	2	176	34	49	0	83	4	259
DREW PLT	16	0	0	16	0	2	0	2	1	18
E MILLINOCKE	547	18	126	691	65	8	20	93	0	784
EDDINGTON	325	67	19	411	63	70	24	157	10	568

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
PENOBSCOT COUNTY										
EDINBURG	17	2	0	19	11	11	0	22	1	41
ENFIELD	305	15	22	342	71	73	0	144	17	486
ETNA	185	9	9	203	29	25	0	54	9	257
EXETER	185	10	5	200	25	36	0	61	4	261
GARLAND	159	13	9	181	26	13	0	39	8	220
GLENBURN	307	37	10	354	213	169	0	382	35	736
GRAND FALLS	5	0	0	5	0	0	0	0	0	5
GREENBUSH	196	10	3	209	46	40	0	86	13	295
GREENFIELD	36	0	4	40	3	38	0	41	2	81
HAMPDEN	1290	46	159	1495	259	81	4	344	110	1839
HERMON	561	80	38	679	284	135	16	435	37	1114
HOLDEN	319	264	32	615	254	86	0	340	0	955
HOWLAND	363	44	29	436	28	277	28	333	6	769
HUDSON	340	9	1	350	28	48	0	76	0	426
KENDUSKEAG	144	48	24	216	56	83	0	139	7	355
LAGRANGE	132	7	2	141	10	19	-2	27	2	168
LAKEVILLE PL	13	0	0	13	0	0	0	0	0	13
LEE	223	16	11	250	34	20	0	54	2	304
LEVANT	186	25	14	225	75	71	0	146	15	371
LINCOLN	1245	111	197	1553	208	249	38	495	57	2048
LOWELL	44	2	0	46	8	11	0	19	1	65
MATTAWAMKEAG	240	25	25	290	14	19	0	33	0	323
MAXFIELD	10	0	1	11	3	3	0	6	2	17
MEDWAY	261	105	19	385	37	62	0	99	0	484
MILFORD	394	81	94	569	55	51	0	106	11	675
MILLINOCKET	1623	140	538	2301	199	51	72	322	17	2623
MT CHASE PLT	143	5	1	149	8	6	0	14	2	163
NEWBURGH	204	21	11	236	55	18	0	73	13	309

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				----NEW HOUSING UNITS 70-79----				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
PENOBSCOT COUNTY										
NEWPORT	580	91	199	870	116	50	48	214	15	1084
OLD TOWN	1620	213	1051	2884	205	-2	161	364	86	3248
ORONO	1141	70	664	1875	72	51	258	381	37	2256
ORRINGTON	702	21	106	829	219	118	24	361	42	1190
PASSADUMKEAG	95	7	5	107	21	14	0	35	5	142
PATTEN	309	26	60	395	47	35	38	120	19	515
PLYMOUTH	163	22	2	187	59	19	0	78	6	265
PRENTISS PLT	48	3	0	51	4	5	0	9	1	60
SEBOEIS PLT	21	0	0	21	0	2	0	2	0	23
SPRINGFIELD	121	4	2	127	10	7	0	17	0	144
STACYVILLE	176	9	5	190	25	43	-6	62	8	252
STETSON	111	10	9	130	24	28	0	52	-8	182
VEAZIE	329	99	77	505	52	3	1	56	4	561
WEBSTER PLT	15	0	0	15	2	4	0	6	1	21
WINN	146	8	8	162	15	25	0	40	6	202
WOODVILLE	19	1	0	20	17	36	0	53	6	73
COUNTY TOTAL	25770	2536	10690	38996	4354	3413	1744	9511	911	48507
PISCATAQUIS COUNTY										
ABBOT	128	4	16	148	24	29	0	53	10	201
ATKINSON	58	6	0	64	17	9	0	26	1	90
BARNARD PLT	15	0	0	15	2	4	0	6	2	21
BEAVER COVE	0	0	0	0	6	0	2	8	2	8
BLANCHARD PL	33	0	1	34	3	0	0	3	0	37
BOWERBANK	18	0	0	18	4	0	0	4	0	22

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
PISCATAQUIS COUNTY										
BROWNVILLE	497	19	41	557	25	29	0	54	1	611
DOVER FOXCRO	1044	82	360	1486	43	49	92	184	14	1670
ELLIOTTSVILL	19	0	0	19	0	0	0	0	0	19
GREENVILLE	584	30	93	707	48	56	32	136	14	843
GUILFORD	413	17	189	619	38	23	40	101	7	720
KINGSBURY PL	5	0	0	5	0	0	0	0	0	5
LAKE VIEW PL	17	0	0	17	0	0	0	0	0	17
MEDFORD	59	3	2	64	2	5	0	7	0	71
MIL0	778	32	97	907	30	38	24	92	12	999
MONSON	233	0	27	260	12	6	-2	16	4	276
PARKMAN	177	15	8	200	25	8	0	33	4	233
SANGERVILLE	296	23	69	388	39	20	-4	55	5	443
SEBEC	91	6	10	107	33	12	0	45	4	152
SHIRLEY	59	3	3	65	17	15	0	32	0	97
WELLINGTON	69	2	4	75	5	9	0	14	-1	89
WILLMANTIC	41	3	2	46	1	6	0	7	0	53
COUNTY TOTAL	4634	245	922	5801	374	318	184	876	79	6677
SAGADAHOC COUNTY										
ARROWSIC	68	7	4	79	18	10	0	28	3	107
BATH	2140	30	1288	3458	89	36	572	697	53	4155
BOWDOIN	191	52	14	257	124	76	0	200	13	457
BOWDOINHAM	376	46	19	441	82	108	0	190	10	631
GEORGETOWN	297	4	10	311	42	11	0	53	0	364
PHIPPSBURG	445	25	23	493	111	13	0	124	14	617

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
SAGADAHOC COUNTY										
RICHMOND	651	41	163	855	74	120	12	206	6	1061
TOPSHAM	1108	117	417	1642	423	134	0	557	55	2199
WEST BATH	300	28	16	344	88	75	0	163	20	507
WOOLWICH	567	46	33	646	90	100	2	192	16	838
COUNTY TOTAL	6143	396	1987	8526	1141	683	586	2410	190	10936
SOMERSET COUNTY										
ANSON	542	89	59	690	25	20	0	45	5	735
ATHENS	206	14	5	225	24	21	0	45	0	270
BINGHAM	388	27	111	526	13	106	0	119	2	645
BRIGHTON FLT	30	1	0	31	2	5	0	7	0	38
CAMBRIDGE	80	6	8	94	22	16	0	38	3	132
CANAAN	288	17	13	318	42	28	0	70	9	388
CARATUNK PLT	80	0	6	86	2	0	0	2	1	88
CORNVILLE	182	24	5	211	46	57	0	103	10	314
DENNISTON PL	24	0	0	24	0	0	0	0	0	24
DETROIT	177	28	9	214	22	46	0	68	1	282
EMBDEN	479	3	3	485	10	26	0	36	3	521
FAIRFIELD	1149	108	605	1862	260	89	32	381	0	2243
HARMONY	204	6	17	227	35	39	0	74	11	301
HARTLAND	354	14	108	476	40	58	0	98	2	574
HIGHLAND FLT	34	0	1	35	4	0	0	4	0	39
JACKMAN	280	10	30	320	21	59	16	96	1	416
MADISON	1017	71	368	1456	102	68	48	218	32	1674
MERCER	115	8	3	126	27	22	2	51	4	177

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
SOMERSET COUNTY										
MOOSE RIVER	83	0	6	89	7	5	0	12	0	101
MOSCOW	162	18	4	184	6	9	0	15	0	199
NEW PORTLAND	195	14	7	216	20	14	0	34	5	250
NORRIDGEWOCK	496	38	72	606	87	105	24	216	32	822
PALMYRA	279	35	12	326	52	61	0	113	6	439
PITTSFIELD	920	81	402	1403	97	118	55	270	16	1673
PLEASANT RDG	27	3	2	32	1	2	0	3	0	35
RIPLEY	86	4	6	96	24	23	0	47	3	143
ST ALBANS	284	32	18	334	38	44	3	85	0	419
SKOWHEGAN	1601	175	842	2618	173	336	65	574	0	3192
SMITHFIELD	146	18	1	165	39	46	0	85	7	250
SOLOM	274	14	25	313	15	28	0	43	4	356
STARKS	120	9	11	140	14	6	0	20	3	160
THE FORKS PL	79	2	0	81	1	5	0	6	0	87
WEST FORKS P	57	2	4	63	-1	6	0	5	1	68
COUNTY TOTAL	10438	871	2763	14072	1270	1468	245	2983	161	17055
WALDO COUNTY										
BELFAST	1386	129	648	2163	161	338	63	562	82	2725
BELMONT	99	10	2	111	47	62	0	109	7	220
BROOKS	243	12	22	277	39	38	0	77	5	354
BURNHAM	210	21	16	247	62	43	0	105	8	352
FRANKFORT	158	13	2	173	29	20	0	49	2	222
FREEDOM	109	11	8	128	20	18	0	38	16	166
ISLESBORD	208	2	4	214	36	24	0	60	4	274

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				,---NEW HOUSING UNITS 70-79---,				1979 TOTAL ADDED	ESTIMATED 1979 HOUSING
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL		
WALDO COUNTY										
JACKSON	70	5	6	81	11	31	0	42	1	123
KNOX	109	22	0	131	20	4	0	24	4	155
LIBERTY	211	6	5	222	16	3	0	19	3	241
LINCOLNVILLE	341	0	22	363	63	38	0	101	10	464
MONROE	139	8	4	151	16	45	0	61	5	212
MONTVILLE	135	9	0	144	37	19	0	56	5	200
MORRILL	117	7	7	131	21	8	0	29	2	160
NORTHPORT	266	25	5	296	53	40	0	93	13	389
PALERMO	194	17	6	217	36	7	0	43	7	260
PROSPECT	98	4	8	110	25	30	0	55	0	165
SEARSMONT	213	10	6	229	30	9	0	39	6	268
SEARSPORT	588	49	50	687	50	131	48	229	17	916
STOCKTON SPR	355	13	39	407	42	8	0	50	0	457
SWANVILLE	136	8	7	151	30	38	0	68	3	219
THORNDIKE	136	5	8	149	21	19	0	40	6	189
TROY	155	17	4	176	30	32	0	62	16	238
UNITY	287	30	36	353	38	29	20	87	6	440
WALDO	121	6	2	129	20	6	0	26	5	155
WINTERPORT	528	24	56	608	161	152	0	313	38	921
COUNTY TOTAL	6612	463	973	8048	1114	1192	131	2437	271	10485
WASHINGTON COUNTY										
ADDISON	282	14	10	306	68	25	0	93	10	399
ALEXANDER	57	6	0	63	29	9	0	38	0	101
BAILEYVILLE	530	84	117	731	71	89	2	162	3	893

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				----NEW HOUSING UNITS 70-79----				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
WASHINGTON COUNTY										
BARING PLT	77	7	1	85	5	19	0	24	0	109
BEALS	194	22	0	216	37	30	0	67	3	283
BEDDINGTON	77	1	0	78	4	2	0	6	0	84
CALAIS	1248	80	220	1548	58	69	113	240	55	1788
CENTERVILLE	12	0	0	12	1	2	0	3	0	15
CHARLOTTE	76	4	2	82	17	22	0	39	1	121
CHERRYFIELD	347	13	3	363	28	67	14	109	22	472
CODYVILLE PL	16	4	0	20	2	4	0	6	0	26
COLUMBIA	72	0	2	74	16	4	0	20	0	94
COLUMBIA FAL	136	0	8	144	18	37	0	55	4	199
COOPER	41	0	0	41	9	9	0	18	1	59
CRAWFORD	27	1	0	28	6	16	0	22	0	50
CUTLER	157	3	30	190	40	27	0	67	5	257
DANFORTH	225	7	29	261	6	27	-2	31	8	292
DEBLOIS	16	0	0	16	1	5	0	6	0	22
DENNYVILLE	103	4	10	117	4	1	0	5	0	122
EAST MACHIAS	349	30	12	391	51	41	0	92	9	483
EASTPORT	736	5	101	842	12	37	38	87	26	929
GRAND LAKE S	171	5	2	178	0	0	0	0	0	178
HARRINGTON	205	9	8	222	30	18	2	50	4	272
JONESBORO	155	5	1	161	24	16	0	40	5	201
JONESPORT	518	15	22	555	28	60	16	104	8	659
LUBEC	724	17	37	778	15	30	21	66	24	844
MACHIAS	505	104	126	735	57	57	38	152	9	887
MACHIASPORT	272	8	3	283	47	51	0	98	7	381
MARSHFIELD	64	4	0	68	56	9	0	65	2	133
MEDDYBEMPS	35	0	0	35	1	4	0	5	-1	40
MILBRIDGE	369	28	28	425	36	99	0	135	0	560

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				,----NEW HOUSING UNITS 70-79----,				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
WASHINGTON COUNTY										
NORTHFIELD	105	0	1	106	6	2	0	8	2	114
PLT N14	16	0	0	16	0	0	0	0	-1	16
PLT N21	23	5	2	30	2	5	0	7	3	37
PEMBROKE	274	3	7	284	12	14	0	26	4	310
PERRY	282	8	5	295	43	58	81	182	-1	477
PRINCETON	256	29	16	301	30	13	-2	41	4	342
ROBBINSTON	180	13	0	193	19	19	0	38	3	231
ROQUE BLUFFS	58	4	1	63	21	29	0	50	0	113
STEBEN	239	23	3	265	100	70	0	170	7	435
TALMADGE	21	0	0	21	3	2	0	5	0	26
TOPSFIELD	0	0	0	0	11	8	0	19	1	19
VANCEBORD	162	0	3	165	0	10	0	10	1	175
WAITE	26	2	0	28	6	6	0	12	6	40
WESLEY	43	0	0	43	2	10	0	12	0	55
WHITING	88	10	3	101	17	14	0	31	4	132
WHITNEYVILLE	64	2	0	66	10	12	0	22	0	88
COUNTY TOTAL	9633	579	813	11025	1059	1158	321	2538	238	13563
YORK COUNTY										
ACTON	745	11	17	773	136	33	0	169	8	942
ALFRED	361	38	30	429	81	37	0	118	26	547
ARUNDEL	332	56	21	409	171	176	0	347	36	756
BERWICK	695	59	239	993	118	157	34	309	0	1302
BIDDEFORD	2384	14	4197	6595	733	8	171	912	88	7507
BUXTON	802	74	58	934	621	537	0	1158	62	2092

TABLE 1

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STATE PLANNING OFFICE
ESTIMATES OF HOUSING STOCK
07/23/80

REGION	-----1970 HOUSING COUNTS-----				.---NEW HOUSING UNITS 70-79---.				1979	ESTIMATED
	SINGLE	MOBILE	APTS	TOTAL	SINGLE	MOBILE	APTS	TOTAL	TOTAL ADDED	1979 HOUSING
YORK COUNTY										
CORNISH	214	19	55	288	28	31	0	59	7	347
DAYTON	152	23	8	183	79	41	0	120	-1	303
ELIOT	981	54	108	1143	375	68	4	447	87	1590
HOLLIS	444	59	24	527	352	263	0	615	63	1142
KENNEBUNK	1670	5	380	2055	547	30	24	601	79	2656
KENNEBUNKPOR	729	7	118	854	281	20	41	342	27	1196
KITTERY	2068	214	953	3235	227	150	0	377	50	3612
LEBANON	534	73	18	625	209	138	0	347	48	972
LIMERICK	349	1	28	378	108	54	10	172	29	550
LIMINGTON	331	21	19	371	189	88	0	277	31	648
LYMAN	241	16	5	262	354	231	0	585	55	847
NEWFIELD	509	6	6	521	82	34	0	116	4	637
NO BERWICK	566	37	158	761	199	1	0	200	40	961
OLD ORCHARD	1412	200	340	1952	179	44	85	308	41	2260
PARSONSFIELD	329	12	53	394	47	41	-2	86	12	480
SACO	2239	75	1390	3704	565	503	59	1127	72	4831
SANFORD	2958	110	2157	5225	803	338	412	1553	107	6778
SHAPLEIGH	555	7	10	572	109	39	0	148	5	720
SO BERWICK	734	71	296	1101	144	123	38	305	66	1406
WATERBORO	442	15	35	492	382	70	0	452	35	944
WELLS	1468	149	221	1838	599	458	0	1057	139	2895
YORK	1760	59	440	2259	881	0	26	907	114	3166
COUNTY TOTAL	26004	1485	11384	38873	8599	3713	902	13214	1330	52087
STATE TOTAL	226618	14434	92247	333299	44525	26728	11855	83108	7047	416407

TABLE 1

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New Manufactured Housing installed in the State of Maine
from 1975 - 1979

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Abbot	27		2
Acton	25		2
Addison	23		6
Albion	33		
Alexander	9		6
Alfred	37	2	4
Allagash Plt.	1		1
Alma	5		
Alton	30		
Amherst	10		
Amity	9		1
Andover	20	1	2
Anson	17		3
Appleton	25		1
Arrowsic	7		
Arundel	97	1	11
Ashland	106		11
Athens	18		
Atkinson	6		2
Auburn	65		10
Augusta	268	2	9
Aurora	1		
Avon	22		1
Baileyville	71		2
Baldwin	15		
Bancroft	5		
Bangor	244		27
Bar Harbor	39		14
Baring Plt.	19		1
Barnard Plt.	4		
Bath	25		8
Beals	27		5
Beaver Cove	0		
Beddington	2		
Belfast	274	1	19
Belgrade	56		3
Belmont	46		6
Benedicta	9		2
Benton	38		1
Berwick	97		5
Bethel	25	1	7
Biddeford	8	3	3
Bingham	102		1
Blaine	64		2
Blanchard Plt.	0		1
Blue Hill	9		4
Boothbay	42	1	2
Boothbay Harbor	40		3
Bowdoin	61	1	1
Bowdoinham	77		
Bowerbank	0		
Bradford	44		1
Bradley	1		
Bremen	10		
Brewer	9		14

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Bridgewater	43		
Bridgton	32		4
Brighton Plt.	5		
Bristol	79		9
Brooklin	69		
Brooks	29		
Brooksville	14		
Brownfield	10		3
Brownville	26		1
Brunswick	151	6	4
Buckfield	51		4
Bucksport	8		16
Burlington	11		
Burnham	40		3
Buxton	289	1	6
Byron	5		
Calais	44		18
Cambridge	13		
Camden	66		8
Canaan	28		
Canton	28		2
Cape Elizabeth	0		
Caratunk	0		
Caribou	206		31
Carmel	99		1
Carrabasset	0		
Carroll Plt.	5		
Carthage	10		
Cary Plt.	2		1
Casco	50	1	
Castine	4		2
Castle Hill	9		1
Caswell Plt.	3		1
Centerville	2		
Chapman	9		1
Charleston	33		
Charlotte	18		3
Chelsea	56		10
Cherryfield	57		3
Chester	34		1
Chesterville	32		4
China	58		
Clifton	37		
Clinton	134		7
Codyville	4		
Columbia	4		
Columbia Falls	33		6
Cooper	8		
Coplin Plt.	0		
Corinna	73		2
Corinth	144		
Cornish	24	2	
Cornville	45		2
Cranberry Isle	0		
Crawford	13		
Crystal	38		3

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Cumberland	0	2	
Cushing	29		
Cutler	22		
Cyr Plt.	0		1
Dallas Plt.	1		
Damariscotta	15		
Danforth	18		2
Dayton	27	2	1
Deblois	5		
Dedham	12		3
Deer Isle	34		5
Denmark	7		
Dennistown Plt.	0		
Dennysville	1		2
Detroit	38		2
Dexter	147		5
Dixfield	69	2	8
Dixmont	30		1
Dover-Foxcroft	49		15
Dresden	64		1
Drew Plt.	2		
Durham	34	1	8
Dyer Brook	11		4
E. Plt.	3		
Eagle Lake	37		3
Eastbrook	9		
East Machias	36		1
East Millinocket	8		
Easton	33		6
Eastport	33		3
Eddington	43		1
Edgecomb	14	1	
Edinburg	9		3
Eliot	68	1	15
Elliotsville	0		
Ellsworth	53		28
Embden	26		1
Enfield	65		8
Etna	22		
Eustis	6	2	2
Exeter	31		
Fairfield	76	4	6
Falmouth	34	1	3
Farmingdale	63		2
Farmington	102	4	21
Fayette	45		
Ft. Fairfield	147		14
Ft. Kent	132		26
Frankfort	17		1
Franklin	47		7
Freedom	18		
Freeport	287	4	3
Frenchboro	0		
Frenchville	57		5
Friendship	26	1	1
Fryeburg	40		5

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Gardiner	166		13
Garfield Plt.	2		
Garland	13		
Georgetown	9		1
Gilead	4		1
Glenburn	117	1	24
Glenwood Plt.	0		
Gorham	267		7
Gouldsboro	61		7
Grand Falls Plt.	0		
Grand Isle	11		3
Grand Lake	0		
Gray	109	2	5
Great Pond Plt.	7		
Greenbush	26		2
Greene	40		
Greenfield	22		
Greenville	52	1	5
Greenwood Plt.	13		
Guilford	20		6
Hallowell	0		2
Hamlin	2		
Hammond Plt.	2		1
Hampden	81		7
Hancock	159	1	8
Hanover	12		
Harmony	37		1
Harpswell	43	1	5
Harrington	13		
Harrison	21		6
Hartford	20		1
Hartland	45		2
Haynesville	16		2
Hebron	27		
Hermon	87		6
Hersey	3		
Highland Plt.	0		
Hiram	22		
Hodgdon	32		4
Holden	62		2
Hollis	150		2
Hope	53		2
Houlton	116	1	31
Howland	271		12
Hudson	48		1
Industry	21		2
Island Falls	18		4
Isle Au Haut	1		
Islesboro	16		
Jackman	51		2
Jackson	22		2
Jay	256	1	16
Jefferson	12		8
Jonesboro	12		4
Jonesport	41		5

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Kenduskeag	68		1
Kennebunk	27	3	6
Kennebunkport	18		2
Kingfield	29		
Kingsbury Plt.	0		
Kittery	135		1
Knox	2		
LaGrange	16		
Lake View Plt.	0		
Lakeville Plt.	0		
Lamoine	68		5
Lebanon	138	2	3
Lee	18		
Leeds	82		
Levant	58		6
Lewiston	273		7
Liberty	3		2
Limerick	24		1
Limestone	56		5
Limington	57		
Lincoln	199		69
Lincoln Plt.	4		
Lincolnton	33		3
Linneus	26		2
Lisbon	196	6	9
Litchfield	0		7
Littleton	37		4
Livermore	37		5
Livermore Falls	56		3
Lovell	14	1	1
Lowell	10		
Lubec	23		2
Ludlow	10		1
Lyman	150		2
Machias	47		26
Machiasport	43		2
Macwahoc Plt.	5		
Madawaska	61		12
Madison	57		7
Madrid	6		
Magalloway Plt.	2		
Manchester	9		5
Mapleton	98		9
Mariaville	5		1
Marshfield	7		3
Mars Hill	36		2
Masardis	8		
Matinicus Isle Plt.	0		
Mattawakeag	19		2
Maxfield	2		1
Medford	5		
Medway	47		5
Mercer	20		1
Merrill	5		1
Mechanic Falls	72	3	1

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TABLE 2

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Meddybemps	4		1
Mexico	51		2
Milbridge	82		4
Milford	31		2
Millinocket	39		19
Milo	34		1
Minot	41	1	
Monhegan Plt.	0		
Monmouth	164	1	3
Monroe	38		
Monson	6		3
Monticello	26		3
Montville	18		
Moose River	5		
More Plt.	7		
Morrill	8		2
Moscow	9		
Mount Chase Plt.	6		
Mt. Desert	0		6
Mt. Vernon	63		2
Naples	64		
Nashville Plt.	0		
Newburgh	16		1
New Canada	0		
Newcastle	16		1
Newfield	26		
New Gloucester	205		
New Limerick	12		
Newport	45		4
New Portland	11		
Newry	10		
New Sharon	31		3
New Sweden	15		
New Vineyard	23		3
Nobleboro	21		5
Norridgewock	96		7
North Berwick	1	1	10
Northfield	2		
North Haven	3		
Northport	40		1
North Yarmouth	1		
Norway	97	3	8
No. #14 Plt.	0		
No. #21 Plt.	5		
Oakfield	26		1
Ogunquit			
Oakland	149	1	7
Old Orchard Beach	35		1
Old Town	0		5
Orient	4		
Orland	100		5
Orono	41		
Orrington	82		9
Osborn	6		
Otis	1		
Otisfield	5		1
Owl's Head	5		1
Oxbow Plt.	9		
Oxford	125	1	27

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Palermo	7		1
Palmyra	42		1
Paris	142		
Parkman	8		1
Parsonfield	28	1	2
Passadumkeag	9		2
Patten	27		4
Pembroke	11		1
Penobscot	27		3
Perham	8		
Perry	43		8
Peru	108		3
Phillips	44	1	2
Phippsburg	13		1
Pittsfield	99		6
Pittston	75		3
Pleasant Ridge	2		
Plymouth	19		2
Poland	129	3	1
Portage Lake	37		6
Porter	14		
Portland	0		6
Pownal	0		
Prentiss Plt.	5		
Presque Isle	45		73
Princeton	13		5
Prospect	21		
Randolph	0		
Rangeley	0		
Rangeley Plt.	0		
Raymond	8		2
Readfield	88		7
Reed Plt.	12		
Richmond	93	1	
Ripley	19		
Robbinston	17		4
Rockland	64		18
Rockport	95		11
Rome	1		
Roque Bluffs	17		4
Roxbury	17		
Rumford	10	4	9
Sabattus	146		
Saco	259	11	3
St. Agatha	23		7
St. Albans	41		
St. Francis	15		3
St. George	27		4
St. John Plt.	5		
Sanford	296	2	12
Sangerville	18		4
Scarboro	293	2	6
Searsmont	9		
Searsport	131		1
Sebago	11	2	2
Sebec	12		2
Sebois	2		

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Sedgewick	47		5
Shapleigh	33		
Sherman	40		2
Shirley	11		
Sidney	126		2
Skowhegan	306		22
Smithfield	37		2
Smyrna	0		
Solon	23		1
Somerville	3		
Sorrento	14		2
South Berwick	85		4
South Bristol	9		
Southport	4		
South Portland	0		
South Thomaston	31		1
Southwest Harbor	57		4
Springfield	7		1
Staceyville	33		
Standish	220		3
Starks	5		1
Stetson	21		
Steuben	56		4
Stockholm	6		1
Stockton Springs	8		2
Stoneham	14		
Stonington	22		
Stow	7		
Strong	74		3
Sullivan	29		5
Summer	25		
Surry	9		2
Swan's Island	6		
Swanville	25		10
Sweden	6		
Talmadge	2		
Temple	6		1
The Forks Plt.	5		
Thomaston	15		12
Thorndike	15		
Topsfield	8		1
Topsham	116	3	8
Tremont	65		3
Trenton	62		9
Troy	27	1	2
Turner	86	1	9
Union	6		7
Unity	29	1	
Upton	3		
Van Buren	57		13
Vanceboro	9		1
Vassalboro	146	2	2
Veazie	3		2

<u>Municipality</u>	<u>Mobile Homes</u>	<u>14 Ft. Modular Homes</u>	<u>Conventional Modular Homes</u>
Verona	16		
Vienna	23		
Vinalhaven	13		
Wade	10		
Waite	6		3
Waldo	6		3
Waldoboro	254		5
Wales	28		2
Wallagrass Plt.	8		
Waltham	11		
Warren	47	1	16
Washburn	38		8
Washington	33	1	1
Waterboro	61		2
Waterford	22	1	
Waterville	31		1
Wayne	5		2
Webster Plt.	4		
Weld	26		
Wellington	6		
Wells	406	4	15
Wesley	9		
West Bath	50	1	
Westbrook	53	1	1
Westfield	15		1
West Forks Plt.	6		
West Gardiner	46		7
Westmanland Plt.	0		
Weston	3		
West Paris	28		
Westport	11		
Whitefield	48		3
Whiting	12		1
Whitneyville	9		1
Willimantic	5		2
Wilton	86	2	8
Windham	101	10	4
Windsor	113	1	10
Winn	25		2
Winslow	58	1	2
Winter Harbor	22		9
Winterport	126		2
Winterville Plt.	0		1
Winthrop	166		6
Wiscasset	182	2	6
Woodland	69	1	7
Woodstock	29		
Woodville	29		
Woolwich	71	1	
Yarmouth	1		2
York	0	2	14
	<u>21094</u>	<u>143</u> (1)	<u>1693</u>

(1) Incomplete figures due to a fire destroying a manufacturing plant.

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

OCTOBER 1, 1975

JULY 25, 1980

TABLE 3

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<u>MUNICIPALITY</u>	<u>OCTOBER 1, 1975</u>		<u>JULY 25, 1980</u>		<u>CHANGE</u>
	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	
Abbot					
Acton					
Addison					
Albion					
Alexander					
Alfred	1	17	2	99	+1/82
Allagash					
Alna					
Alton			1	10	+1/10
Amherst					
Amity					
Andover					
Anson	3	20	1	7	-2/13
Appleton					
Arrowsic					
Arundel	2	17	2	86	+0/69
Ashland	2	15	2	16	+0/1
Athens					
Atkinson					
Auburn	5	132	4	120	-1/4
Augusta	10	215	8	256	-2/+41
Aurora					
Avon					
Baileyville			5	55	+5/55
Baldwin					
Bancroft					
Bangor	15	694	8	1,003	-7/+309
Bar Harbor	2	24	3	33	+1/9
Bath	1	66			-1/66
Beals					
Beddington					
Belfast	8	169	6	185	-2/+16
Belgrade					
Belmont					
Benedicta					
Benton					
Berwick	1	22	2	63	+1/41
Bethel	2	2	2	19	+0/17

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

<u>MUNICIPALITY</u>	<u>OCTOBER 1, 1975</u>		<u>JULY 25, 1980</u>		<u>CHANGE</u>
	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	
Biddeford	2	72	1	38	-1/34
Bingham	1	7	2	16	+1/9
Blaine					
Blue Hill					
Boothbay					
Boothbay Harbor	2	21	2	24	+0/3
Bowdoin			3	86	+3/86
Bowdoinham			1	8	+1/8
Bowerbank					
Bradford					
Bradley					
Bremen					
Brewer	6	305	2	74	-4/231
Bridgewater					
Bridgton					
Bristol			1	24	+1/24
Brooklin					
Brooks					
Brooksville					
Brownfield					
Brownville			2	34	+2/34
Brunswick	8	640	6	701	-2/+61
Buckfield	1	6	1	10	+0/4
Bucksport	2	30	2	31	+0/1
Burlington					
Burnham					
Buxton	2	31			-2/31
Byron					
Calais	5	34	7	55	+2/21
Cambridge					
Camden	1	11	3	89	+2/78
Carmel	2	28	1	13	-1/15
Canaan			1	9	+1/9
Canton					
Cape Elizabeth					
Caribou	10	357	9	402	-1/+45
Carrabasset Valley					
Carthage					

TABLE 3

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NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

OCTOBER 1, 1975

JULY 25, 1980

<u>MUNICIPALITY</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>CHANGE</u>
Casco	2	13	2	13	Same
Castine			1	14	+1/14
Castle Hill					
Centerville					
Chapman					
Charleston			1	21	+1/21
Charlotte					
Chelsea			1	3	+1/3
Cherryfield					
Chester					
Chesterville					
China					
Clifton					
Clinton	1	10	2	20	+1/10
Columbia					
Columbia Falls					
Cooper					
Corinth	2	39	4	120	+2/81
Cornish					
Cornville					
Corrinna	2	13	2	19	+0/6
Cranberry Isles					
Crawford					
Crystal			1	3	+1/3
Cumberland					
Cushing					
Cutler					
Damariscotta	2	35	2	38	+0/3
Danforth					
Dayton			2	20	+2/20
Deblois					
Dedham			1	6	+1/6
Deer Isle					
Denmark					
Dennyville					
Detroit					
Dexter	4	91	5	101	+1/10
Dixfield	1	6	2	15	+1/9

TABLE 3

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NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

<u>MUNICIPALITY</u>	<u>OCTOBER 1, 1975</u>		<u>JULY 25, 1980</u>		<u>CHANGE</u>
	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	
Dixmont					
Dover-Foxcroft	8	38	7	44	-1/+6
Dresden					
Durham			1	30	+1/30
Dyer Brook					
Eagle Lake					
East Machias	1	11			-1/11
East Millinocket	8	43	3	10	-5/33
Eastbrook					
Easton	1	7	1	8	+0/1
Eastport	1	5			-1/5
Eddington	1	40	1	3	-0/37
Edgecomb	1	17			-1/17
Edinburg					
Eliot	1	80	1	90	+0/10
Ellsworth	8	159	5	85	-3/74
Emden					
Enfield					
Etna					
Eustis					
Exeter					
Fairfield	2	15	4	69	+2/54
Falmouth	1	19	1	20	+0/1
Farmingdale			2	41	+2/41
Farmington	6	62	10	179	+4/117
Fayette					
Fort Fairfield	2	19	4	30	+2/11
Fort Kent	4	57	3	80	-1/23
Frankfort					
Franklin			1	4	+1/4
Freedom					
Freeport	6	55	5	68	-1/+13
Frenchville					
Friendship					
Fryeburg	2	12	3	18	+1/6
Gardiner	10	121	3	29	-7/183
Garland					
Georgetown					

TABLE 3

C-39

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

MUNICIPALITY	OCTOBER 1, 1975		JULY 25, 1980		CHANGE
	NO. OF PARKS	NO. OF LOTS	NO. OF PARKS	NO. OF LOTS	
Gilead			1	6	+1/6
Glenburn			1	11	+1/11
Gorham	4	85	4	383	+0/298
Gouldsboro	1	8	3	33	+2/25
Grand Isle					
Gray	3	82	3	81	-0/1
Greenbush			1	36	+1/36
Greene	2	13	3	27	+1/14
Greenfield					
Greenville	4	57	2	14	-2/43
Greenwood					
Guilford	1	2			-1/2
Hallowell					
Hamlin					
Hampton			2	83	+2/83
Hancock	1	8	5	102	+4/94
Hanover					
Harmony			1	4	+1/4
Harpswell			2	13	+2/13
Harrington			1	4	+1/4
Harrison					
Hartford					
Hartland					
Haynesville					
Hebron					
Hermon			1	17	+1/17
Hersey					
Hiram					
Hodgdon					
Holden	2	39	3	267	+1/228
Hollis	3	49	3	63	+0/14
Hope					
Houlton	3	43	4	75	+1/32
Howland	1	30	1	30	Same
Hudson					
Industry					
Island Falls					
Isle au Haut					

TABLE 3

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NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

MUNICIPALITY	OCTOBER 1, 1975		JULY 25, 1980		CHANGE
	NO. OF PARKS	NO. OF LOTS	NO. OF PARKS	NO. OF LOTS	
Islesboro					
Jackman			1	23	+1/23
Jackson					
Jay	2	16	5	71	+3/55
Jefferson					
Jonesboro					
Jonesport	1	2			-1/2
Kenduskeag			2	96	+2/96
Kennebunk	1	75			-1/75
Kennebunkport					
Kingfield					
Kittery	7	215	7	214	-0/1
Knox					
Lagrange					
Lamoine					
Lebanon	6	332	4	82	-2/250
Lee					
Leeds	1	14			-1/14
Levant	1	17	1	28	+0/11
Lewiston	17	238	14	532	-3/+294
Liberty					
Limerick	1	18	1	19	+0/1
Limestone	8	152	3	79	-5/73
Limington	2	106	1	53	-1/53
Lincoln	7	88	6	92	-1/+4
Lincolnton					
Linneus					
Lisbon	11	344	12	551	+1/207
Litchfield			2	9	+2/9
Littleton					
Livermore			1	4	+1/4
Livermore Falls	4	57	7	78	+3/21
Lovell					
Lowell					
Lubec					
Ludlow			1	12	+1/12
Lyman			1	75	+1/75
Machias	9	87	6	67	-3/20

TABLE 3

C-41

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

MUNICIPALITY	OCTOBER 1, 1975		JULY 25, 1980		CHANGE
	NO. OF PARKS	NO. OF LOTS	NO. OF PARKS	NO. OF LOTS	
Machiasport					
Madawaska	8	26	7	134	-1/+8
Madison	1	10	1	18	+0/8
Madrid					
Manchester					
Mapleton	1	36	1	12	-0/24
Mariaville					
Mars Hill					
Marshfield					
Masardis					
Mattawamkeag					
Maxfield					
Mechanic Falls	5	71	4	178	-1/+107
Meddybemps					
Medford					
Medway	2	21	4	46	+2/25
Mercer					
Merrill					
Mexico	5	68	6	96	+1/28
Milbridge	1	8	1	8	Same
Milford	3	45	3	48	+0/3
Millinocket	10	249	3	148	-7/101
Milo	2	25	2	57	+0/32
Minot					
Monmouth	1	14	2	42	+1/28
Monroe					
Monson					
Monticello					
Montville					
Moose River					
Morrill					
Moscow					
Mt. Desert			2	27	+2/27
Mt. Vernon			1	28	+1/28
Naples	5	144	3	34	-2/110
New Canada					
New Gloucester			3	60	+3/60
New Limerick					

TABLE 3

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NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

OCTOBER 1, 1975

JULY 25, 1980

<u>MUNICIPALITY</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>CHANGE</u>
New Portland					
New Sharon					
New Sweden					
New Vineyard	1	3			-1/3
Newburgh					
Newcastle					
Newfield					
Newport	6	75	5	79	-1/+4
Newry					
Nobleboro					
Norridgewock	1	40	1	40	Same
North Berwick	1	12			-1/12
North Haven					
North Yarmouth					
Northfield					
Northport			1	8	+1/8
Norway	4	43	6	283	+2/240
Oakfield					
Oakland	8	80	10	92	+2/12
Old Orchard Beach	1	3			-1/3
Old Town	5	250	6	276	+1/26
Orient					
Orland					
Orono	3	69	3	117	+0/48
Orrington	1	3	1	7	+0/4
Osborn					
Otis					
Otisfield					
Owl's Head	1	14	1	14	Same
Oxford	5	91	6	169	+1/78
Palermo					
Palmyra			1	15	+1/15
Paris	4	53	4	56	+0/2
Parkman					
Parsonsfield					
Passadumkeag					
Patten					
Pembroke					

TABLE 3

C-43

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

MUNICIPALITY	OCTOBER 1, 1975		JULY 25, 1980		CHANGE
	NO. OF PARKS	NO. OF LOTS	NO. OF PARKS	NO. OF LOTS	
Penobscot	1	12			-1/12
Perham					
Perry					
Peru					
Phillips					
Phippsburg					
Pittsfield	6	132	6	93	-0/39
Pittston			3	52	+3/52
Plymouth					
Poland	2	49	6	190	+4/141
Portage Lake					
Porter					
Portland					
Pownal					
Presque Isle	10	264	8	263	-2/1
Princeton			2	18	+2/18
Prospect					
Randolph	1	2	1	2	Same
Rangeley					
Raymond					
Readfield	1	20	2	20	+1/0
Richmond	2	28	2	35	+0/7
Ripley					
Robbinston	1	14			-1/14
Rockland	4	31	4	67	+0/36
Rockport	1	25	2	28	+1/3
Rome					
Roque Bluffs					
Roxbury					
Rumford					
Sabattus	2	117	4	215	+2/98
Saco	2	245	2	251	+0/6
Saint Agatha	1	8	1	8	Same
St. Albans	1	14	1	14	Same
Saint Francis			1	10	+1/10
Saint George					
Sanford	5	194	5	258	+0/64
Sangerville					
Scarborough	3	468	3	318	-0/150

TABLE 3

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NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

OCTOBER 1, 1975

JULY 25, 1980

<u>MUNICIPALITY</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>CHANGE</u>
Searsmont					
Searsport	2	16	4	75	+2/59
Sebago	2	173			-2/173
Sebec	1	20			-1/20
Sedgwick					
Shapleigh					
Sherman					
Shirley					
Sidney			1	6	+1/6
Skowhegan	9	171	10	194	+1/23
Smithfield			1	10	+1/10
Smyrna					
Solon	1	40	1	35	-0/5
Somerville					
Sorrento					
So. Berwick	1	12	1	12	Same
So. Bristol					
So. Portland	1	50			-1/50
So. Thomaston					
Southport					
Southwest Harbor	3	64	3	29	-0/35
Springfield					
Stacyville					
Standish			2	173	+2/173
Starks					
Stetson					
Steuben					
Stockholm					
Stockton Springs					
Stoneham					
Stonington					
Stow					
Strong	2	42	2	42	Same
Sullivan					
Sumner					
Surry					
Swan's Island					
Swansville	1	6	1	18	+0/12

TABLE 3

C-45

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

MUNICIPALITY	OCTOBER 1, 1975		JULY 25, 1980		CHANGE
	NO. OF PARKS	NO. OF LOTS	NO. OF PARKS	NO. OF LOTS	
Sweden					
Talmadge					
Temple					
Thomaston			2	24	+2/24
Thorndike					
Topsfield					
Topsham	5	137	7	155	+2/18
Tremont					
Trenton					
Troy					
Turner	1	5	3	70	+2/65
Union					
Unity			1	16	+1/16
Upton					
Van Buren	1	8	1	9	+0/1
Vanceboro					
Vassalboro			1	21	+1/21
Veazie			4	141	+4/141
Verona					
Vienna					
Vinalhaven					
Wade					
Waite					
Waldo					
Waldoboro	1	42	3	129	+2/87
Wales			1	14	+1/14
Waltham					
Warren	1	35	1	4	-0/31
Washburn			1	21	+1/21
Washington					
Waterboro			1	38	+1/38
Waterford					
Waterville	6	73	2	160	-4/+87
Wayne					
Weld					
Wellington					
Wells	6	96	11	194	+5/98
Wesley					

TABLE 3

C-46

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

OCTOBER 1, 1975

JULY 25, 1980

<u>MUNICIPALITY</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>NO. OF PARKS</u>	<u>NO. OF LOTS</u>	<u>CHANGE</u>
West Bath					
West Gardiner					
West Paris					
Westbrook	2	58	2	260	+0/202
Westfield					
Westmanland					
Weston					
Westport					
Whitefield					
Whiting			1	11	+1/11
Whitneyville					
Willimantic					
Wilton	5	67	2	52	-3/15
Windham	3	66	2	71	-1/5
Windsor	1	8	2	26	+1/18
Winn					
Winter Harbor	3	42	2	24	-1/18
Winterport	1	11	1	10	-0/1
Winthrop	6	116	4	111	-2/5
Winslow	2	45	5	98	+3/53
Wiscasset	3	27	4	50	+1/23
Woodland	5	44			-5/44
Woodstock					
Woodville					
Woolwich					
Yarmouth	1	27	1	18	-0/9
York	5	149	2	96	-3/53

TABLE 3

NUMBER OF LICENSED PARKS/LOTS IN MAINE BY MUNICIPALITY

OCTOBER 1, 1975

JULY 25, 1980

MUNICIPALITY

NO. OF PARKS

NO. OF LOTS

NO. OF PARKS

NO. OF LOTS

CHANGE

O T H E R S

Bailey Island	1	4			
Baring			2	16	
Birch Harbor					
Cape Nedick	1	10			
Cardville	1	36			
Chisholm	2	4			
Concord	1	4			
Danville	1	11			
Grand Lake Stream	1	12			
Manset	2	22			
Milltown	1	14			
Moody	1	22			
Otter Creek	1	9			
Pemaquid					
Seal Harbor	1	29			
Soldier Pond	1	1			
Stratham	1	12			
Stratton					
Weeks Mills	1	5			
	<u>499</u>	<u>11,000</u>	<u>523</u>	<u>14,476</u>	<u>+24/3,476</u>

Source: Department of Human Services

Prepared by: M.H.A.I.N.E.

TABLE 3

Mobile Homes
in
Municipalities

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Lisbon	8,314	749
Brunswick	17,191	661
Bangor	31,120	618
Buxton	5,196	611
Wells	5,523	609
Freeport	5,535	593
Saco	12,447	578
Lewiston	41,887	526
Skowhegan	8,042	511
Caribou	11,476	491
Augusta	22,178	470
Gorham	9,671	469
Belfast	6,345	467
Scarborough	9,046	456
Sanford	18,156	448
Standish	4,683	439
Kittery	9,992	364
Holden	2,485	350
Waldoboro	3,841	337
Jay	4,500	323
Hollis	2,313	322
Howland	1,554	321
Winthrop	4,889	312
New Gloucester	3,984	306
Dexter	4,008	295
Hancock	1,299	290
Gardiner	6,945	289
Wiscasset	2,724	278
Paris	3,796	267
Sabattus	2,360	267
Ft. Fairfield	4,512	266
Lincoln	5,199	260
Vassalboro	3,129	260
Oakland	4,305	253
Corinth	1,630	252
Gray	3,597	251
Poland	3,079	251
Topsham	6,435	251
Lyman	2,084	247
Old Orchard	5,709	244
Farmington	6,453	238
Houlton	7,778	234
Arundel	1,953	232
Presque Isle	12,688	230
Ft. Kent	4,947	218
Oxford	2,622	218
Berwick	3,676	216
Hermon	3,267	215
Clinton	2,407	213
Old Town	9,268	213
Lebanon	2,690	211
Sidney	2,109	209
Carmel	1,537	206
Glenburn	2,272	206
Mexico	3,842	203
Monmouth	2,416	202
Fairfield	5,957	197
South Berwick	3,762	194
Winslow	7,793	194
Millinocket	8,251	191
Wilton	4,112	190
Auburn	22,408	181
Hampden	5,205	181
Searsport	2,299	180
Winterport	2,296	176
Ashland	1,906	174

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Baileyville	2,489	173
Livermore Falls	3,424	171
Pittston	2,250	170
Medway	1,867	167
Rockport	2,389	167
Norway	3,762	166
Windsor	1,653	166
Richmond	2,507	161
Turner	3,042	160
Bowdoinham	1,668	154
Ellsworth	4,798	153
Mapleton	1,639	153
Machias	2,492	151
Calais	3,980	149
Newport	2,470	149
Strong	1,177	149
Mechanic Falls	2,443	148
Madawaska	5,443	147
Woolwich	2,056	146
Leeds	1,331	145
Peru	1,425	145
Norridgewock	2,481	143
Windham	9,182	143
Readfield	1,577	142
Madison	4,232	139
Orrington	3,132	139
Eddington	1,717	137
Pittsfield	4,528	136
Gouldsboro	1,508	135
Bingham	1,276	133
Orland	1,651	133
Lagrange	473	132
Milford	2,204	132
Dover Foxcroft	4,337	131
Kenduskeag	1,222	131
Tremont	1,149	129
Bowdoin	1,345	128
Camden	4,366	128
Millbridge	1,227	127
Greene	2,384	125
Limestone	9,643	125
Eliot	4,293	122
Orono	11,413	121
Rockland	8,879	119
Dixfield	2,109	117
Naples	1,658	115
Dresden	942	114
Durham	1,658	114
Bristol	2,209	113
China	2,529	111
Farmingdale	2,674	111
Anson	2,220	109
Corinna	1,865	109
Limington	1,574	109
Southwest Harbor	1,686	107
Waterville	16,323	107
Boothbay	2,134	107
Woodland	1,260	107
Chelsea	2,700	106
Easton	1,469	104
West Bath	1,081	103
Veazie	1,666	102
Litchfield	1,883	101

TABLE 4

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Harpwell	3,528	99
Fryeburg	2,334	98
Benton	1,773	97
Blaine	991	97
Frenchville	1,348	96
Levant	1,087	96
Palmyra	1,511	96
Boothby Harbor	2,457	95
Lamoine	937	94
Steuben	934	93
Mt. Vernon	1,029	92
Buckfield	1,122	91
Brewer	8,833	89
Enfield	1,423	88
Rumford	8,741	87
Van Buren	3,802	87
West Gardiner	1,813	87
Greenville	1,840	86
Waterboro	2,216	85
Belgrade	1,599	83
Livermore	1,740	83
Bar Harbor	3,642	82
Warren	2,254	82
Cornville	1,036	81
Cherryfield	895	80
Bethel	2,242	79
Trenton	756	79
Brooklin	707	76
St. Albans	1,148	76
Alfred	1,367	75
Hamlin	326	75
Jonesport	1,603	75
Wales	761	75
Westbrook	14,675	75
Detroit	705	74
Minot	1,411	74
Bridgton	3,228	73
Bucksport	4,343	73
Phillips	1,068	73
Belmont	449	72
Hartland	1,714	72
East Machias	1,267	71
Linneus	661	71
Albion	1,489	70
Whitefield	1,377	70
Franklin	853	69
Jackman	930	69
St. George	1,935	69
Bradford	808	68
Dixmont	669	68
Hope	609	67
Bath	9,927	66
Perry	1,154	66
Eagle Lake	1,022	65
Littleton	1,010	65
Northport	942	65
Burnham	951	64
Dayton	743	64
Mars Hill	1,973	64

TABLE 4

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Sedgewick	693	64
Smithfield	800	64
Bridgewater	832	63
Patten	1,640	61
Washburn	2,179	61
Avon	765	60
Milo	2,519	60
Sherman	990	60
Charleston	1,257	59
Machiasport	1,200	59
Unity	1,538	59
York	7,733	59
Washington	927	58
Deer Isle	1,418	57
Hudson	607	57
Monticello	1,070	56
Winter Harbor	1,261	56
Limerick	1,152	55
Chesterville	875	54
Fayette	771	54
Clifton	352	53
Monroe	700	53
Parsonfield	1,016	53
South Thomaston	984	53
Woodstock	1,128	53
Beals	773	52
Staceyville	613	52
Hodgdon	895	51
Cornish	975	50
Greenbush	828	50
Kingfield	976	50
Oakfield	795	50
Troy	605	49
Brownville	1,440	48
Lubec	1,967	47
Canton	727	46
Crystal	286	46
Exeter	795	46
Falmouth	6,546	46
Shapleigh	970	46
Stonington	1,252	46
Swanville	800	46
West Paris	1,352	46
Canaan	1,178	45
Harmony	632	45
New Vineyard	546	45
Portage Lake	492	45
Acton	1,042	44
Damariscotta	1,469	44
Mattawamkeag	1,027	44
Newcastle	1,247	44
Sullivan	851	44
Alton	349	43
Andover	772	43
Chester	556	43
Manchester	1,669	43
Sangerville	1,041	43
St. Agatha	901	43

TABLE 4

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Baldwin	1,031	42
Eastport	2,044	42
Porter	1,203	42
Princeton	1,294	42
Solon	887	42
Waterford	867	42
Appleton	731	41
Hebron	640	41
Plymouth	755	41
Thomaston	984	41
Brooks	913	40
Guilford	1,807	40
Newfield	848	40
Addison	1,025	39
Cushing	732	39
Newburgh	1,076	39
New Sharon	956	39
Owls Head	1,456	39
Greenfield	179	38
Jefferson	1,792	38
Lincolnton	1,290	38
North Berwick	2,643	38
Penobscot	898	38
Phippsburg	1,361	38
Stetson	557	38
Columbia Falls	427	37
Harrison	1,505	37
Nobleboro	1,122	37
Woodville	141	37
Friendship	1,048	36
Jackson	353	36
Lee	750	36
Westfield	553	36
Athens	688	35
Kennebunk	6,579	35
Danforth	771	34
Etna	731	34
Hartford	501	34
Prospect	476	34
Abbot	481	33
Frankfort	782	33
Island Falls	989	33
Roque Bluffs	351	33
Sumner	670	33
Winn	453	33
Hiram	821	32
Randolph	1,869	32
Robbinston	411	32
Weld	470	32
Industry	515	31
Cutler	678	30
Haynesville	159	30
Mercer	463	30
Emden	548	29
Freedom	450	29
Greenwood	667	29
Raymond	2,092	29
Montville	596	28
New Portland	731	28
Brooksville	818	27
Carthage	350	27
Harrington	633	27
Kennebunkport	2,331	27
Moscow	682	27

TABLE 4

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Ripley	344	27
Baring Plt.	220	26
Blue Hill	1,746	26
Charlotte	261	26
East Millinocket	2,593	26
Garland	735	26
Knox	516	26
Isleboro	519	26
Vienna	292	26
Bremen	530	24
Edgecomb	758	24
Lovell	685	24
New Limerick	471	24
Palermo	770	24
Roxbury	290	24
Thorndike	510	24
Whiting	291	24
Casco	1,858	23
Parkman	581	23
Vinalhaven	1,226	23
Biddeford	19,355	22
Brownfield	593	22
Cambridge	358	22
Chapman	331	22
New Sweden	742	22
South Bristol	737	22
Jonesboro	542	21
Passadumkeag	439	21
Sorrento	299	21
Stockton Springs	1,230	21
Stoneham	228	21
Temple	497	21
Yarmouth	5,734	21
Castle Hill	547	20
Dedham	737	20
Bradley	1,186	19
Searsmont	640	19
St. Francis	858	19
Wade	330	19
Newry	271	18
Sebec	434	18
Shirley	365	18
Verona	480	18
Amherst	198	17
Arrowsic	277	17
Dyer Brook	210	17
Crawford	84	17
Pembroke	886	17
Reed Plt.	302	17
Union	1,681	17
Eustis	582	16
Sebago	964	16
Alexander	280	15
Atkinson	221	15
Burlington	315	15
Georgetown	524	15
Morrill	567	15
Otisfield	906	15
Starks	381	15
Stow	169	15
Waltham	239	15
Westport	434	15

TABLE 4

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Alna	433	14
Castine	1,516	14
Hanover	279	14
Surry	828	14
Whitneyville	207	14
Caswell Plt.	667	13
Edinburg	129	13
Lowell	249	13
Marshfield	340	13
North Yarmouth	1,830	13
Perham	425	13
Amity	183	12
Masardis	299	12
Merrill	237	12
Rome	658	12
Somerville	384	12
Waldo	467	12
Ludlow	294	11
Mt. Chase Plt.	238	11
Portland	62,174	11
Springfield	347	11
St. John Plt.	411	11
Wallagrass Plt.	762	11
Wellington	299	11
Denmark	651	10
Eastbrook	235	10
Plantation #21	119	10
Stockholm	390	10
Swans Island	339	10
Vanceboro	222	10
Wayne	765	10
Wesley	142	10
Benedicta	242	9
Byron	176	9
Cooper	91	9
Hallowell	2,565	9
Liberty	657	9
Oxbow	109	9
Willamantic	155	9
Allagash	553	8
Codyville Plt.	46	8
Madrid	103	8
Mariaville	134	8
Medford	341	8
Prentiss Plt.	188	8
Smyrna	468	8
Topsfield	238	8
Waite	82	8
West Forks	87	8
Gilead	298	7
Great Pond	51	7
Macwahoc Plt.	116	7
Moro Plt.	18	7
Nashville Plt.	60	7
Sweden	160	7
The Forks Plt.	50	7
Bancroft	56	6
Brighton Plt.	80	6
E. Plt.	38	6

TABLE 4

<u>Municipality</u>	<u>Population</u>	<u>Mobile Homes</u>
Monson	705	6
Osborn	42	6
Southport	481	6
Carroll Plt.	135	5
Cary Plt.	216	5
Deblois	34	5
Dennysville	315	5
Grand Lake Stream	183	5
Hammond Plt.	78	5
Hersey	78	5
Lincoln Plt.	62	5
Moose River	261	5
Mt. Desert	2,006	5
Orient	88	5
Pleasant Ridge	125	5
Rangeley	872	5
Barnard Plt.	19	4
Columbia	286	4
Grand Isle	810	4
Meddybemps	88	4
Upton	67	4
Webster Plt.	61	4
Weston	189	4
Aurora	91	3
Beddington	25	3
Cranberry Isle	250	3
Garfield Plt.	115	3
Maxfield	28	3
North Haven	556	3
Cape Elizabeth	7,948	2
Centerville	23	2
Coplin Plt.	84	2
Dallas Plt.	119	2
Drew Plt.	31	2
Magalloway Plt.	84	2
Northfield	77	2
Otis	456	2
Seboeis Plt.	66	2
South Portland	22,868	2
Talmadge	34	2
Winterville	210	2
Frenchboro	51	1
Isle Au Haut	57	1
Beaver Cove	34	0
Blanchard Plt.	59	0
Bowerbank	27	0
Caratunk Plt.	101	0
Carrabasset	43	0
Cumberland	4,821	0
Cyr Plt.	205	0
Dennistown Plt.	53	0
Elliottsville	31	0
Glenwood Plt.	11	0
Grand Falls	4	0
Highland Plt.	27	0
Kingsbury	10	0
Lakeview	27	0
Lakeville Plt.	12	0
Matinicus Island	117	0
Monhegan Plt.	64	0
New Canada	289	0
Plt. #14	30	0
Pownal	988	0
Rangeley Plt.	71	0
Sandy River	96	0
Westmanland	58	0
	<u>1,091,535</u>	<u>41,162</u>

TABLE 4

Municipalities with 100 or more New Mobile Homes
for
period 1975-1979

<u>Municipality</u>	<u>Number of Mobile Homes</u>
Wells	406
Skowhegan	306
Shapleigh	296
Scarborough	293
Buxton	289
Freeport	287
Belfast	274
Lewiston	273
Howland	271
Augusta	268
Gorham	267
Saco	259
Jay	256
Waldoboro	254
Bangor	244
Standish	220
Caribou	206
New Gloucester	205
Lincoln	199
Lisbon	196
Wiscasset	182
Gardiner	166
Winthrop	166
Monmouth	164
Hancock	159
Brunswick	151
Oakland	151
Hollis	150
Lyman	150
Dexter	147
Ft. Fairfield	147
Sabattus	146
Vassalboro	146
Corinth	144
Paris	142
Lebanon	138
Kittery	135
Clinton	134
Ft. Kent	132
Searsport	131
Poland	129
Sidney	126
Winterport	126
Oxford	125
Glenburn	117
Houlton	116
Topsham	116
Windsor	113
Gray	109
Porter	108
Ashland	106
Bingham	102
Farmington	102
Windham	101
Orland	100

SECTION D

Some Possible Alternatives

EDITOR

MARTHA E FREEMAN

D. Some Possible Alternatives

I. Introduction

The Resolve ordering this study requires the preparation of alternative methods for achieving compliance with judicial standards for municipal regulation of the siting of manufactured housing. Maine case law, however, aside from indicating that a total ban of manufactured housing from a community is unacceptable, does not set specific zoning requirements for mobile and modular homes that can be applied outside of the context of a particular case. Rather, the decisions provide examples of judicial determinations of what is and is not reasonable regulation, and supply methods for examining reasonableness. Thus, a judicial standard can only be articulated in general terms; municipal regulation of manufactured housing must reasonably relate to the promotion of the public's health, safety and welfare, and must not irrationally discriminate against mobile and modular homes. Given the generality of the judicial standard, this section proposes a variety of alternatives for attempting to assure that municipal regulation is, in fact, reasonable and nondiscriminatory.

The first task of the Review Committee is to determine, using the information supplied by this study, if a problem exists in the area of zoning of manufactured housing. This evaluation will inevitably require that the Committee arrive at an informal set of standards or ordinance provisions against which to measure the appropriateness of particular municipal regulations of manufactured housing. With the above process completed, the following list of alternative courses of action may prove useful.

II. Alternatives

These suggested alternatives are organized, for the sake of clarity, in a progression from least to most involvement of the Legislature in solving any problem that may exist. Obviously, it is possible to use other schemes for presenting this material in a logical fashion.

1. Do Nothing. The Review Committee could determine that the extent of municipal noncompliance with judicial standards is not significant enough to warrant any action, and that the existing problems should be handled on a case-by-case basis through the courts. The Committee could take the position that standards should be developed by the Judiciary, not the Legislature.

2. Educational Programs.

a. For the Public. The Committee could inform the public through a series of public hearings, public education announcements on radio and television, and public information brochures, of the inability of towns to unreasonably restrict the use of manufactured housing and of any possibilities of assistance available to persons experiencing problems in siting mobile or modular homes.

b. For Municipal Officials. The Committee could offer training programs for town officials responsible for promulgating ordinances to familiarize them with standards for zoning of manufactured housing and to help them fashion appropriate mobile home ordinances.

3. Technical Assistance. The Committee could focus on providing technical assistance to municipalities in amending their ordinances to comply with judicial and/or Committee or Legislative standards. This assistance could be in the form of a model ordinance that incorporates an "appropriate" level of regulation, or direct assistance to municipalities that wish to change their ordinances and request assistance in preparing the necessary wording.

4. Formal Notification. The Committee could formally notify those municipalities which have regulations that are deemed to be in noncompliance that changes in their ordinances should be made. This notification could include a reminder that more drastic action could be taken at the State level if municipalities did not voluntarily bring their ordinances into compliance. The Committee could also publish a list of towns with exclusionary regulations. A followup survey could be made of the "problem" communities a year or two later to determine the extent of voluntary compliance and whether additional action is needed.

5. Provide Financial Incentives.

a. Negative Incentives. Legislation could be enacted which prohibits State funds or certain types of State funds from being spent in any community that has an ordinance that is deemed to be in noncompliance with judicial and/or Committee or Legislative standards.

2. Educational Programs.

a. For the Public. The Committee could inform the public, through a series of public hearings, public education announcements on radio and television, and public information brochures, of the inability of towns to unreasonably restrict the use of manufactured housing and of any possibilities of assistance available to persons experiencing problems in siting mobile or modular homes.

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a. Negative Incentives. Legislation could be enacted which prohibits State funds or certain types of State funds from being spent in any community that has an ordinance that is deemed to be in noncompliance with judicial and/or Committee or Legislative standards.

- b. Positive Incentives. Funding could be offered towns that need to amend mobile home ordinances but must seek outside help in doing so. A State fund could also be established to aid in mobile home park site development.
6. Support Legal Challenges of Ordinances. The Legislature could provide funds or other forms of assistance to citizens who seek to challenge ordinance provisions which do not comply with predetermined standards. Specific steps could include the establishment of a legal fund, the enactment of legislation authorizing the Attorney General to provide advice to citizens and to submit amicus curiae briefs on behalf of citizen suits.
7. Establish Legislative Standards. The Review Committee may feel that the Legislature is the appropriate body to establish standards in those areas where the Judiciary has not spoken, and that the function of the Committee should be limited to formulating recommendations as to what those standards should be. The Committee could offer a list of recommended standards to the Legislature.

SECTION E

APPENDIX

APPROVED

APR 1 '80

BY GOVERNOR

CHAPTER

54

RESOLVES

STATE OF MAINE

H. P. 1988 — L. D. 2021

RESOLVE, Authorizing and Directing the Department of Business Regulation to Study and Report on Current Practices Relating to Siting of Manufactured Housing.

Emergency preamble. Whereas, Acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, safe and suitable housing is both a need and a right of individual Maine citizens and families; and

Whereas, manufactured housing, including modular housing and mobile homes, has and will increase the available supply of housing at affordable prices; and

Whereas, there has been some discrimination against manufactured housing, although it is not clear how widespread the discrimination is nor what the appropriate solution may be; and

Whereas, an adequate study of this situation will take 4 to 6 months and it must be started soon if the results are to be available at the start of the 110th Legislature; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore, be it

Manufactured housing; study. Resolved: That the Department of Business Regulation, through the Manufactured Housing Board, and with the assistance of the State Planning Office, is directed to conduct a study and report to the Joint Standing Committee on Local and County Government by September 1, 1980, on current regulatory practices in the various localities within the State relating to manufactured housing, including modular homes, mobile homes on single lots and mobile home parks.

In conducting the study, the board is directed to seek the cooperation and assistance of the Maine Municipal Association, (MMA), the Manufactured Housing Association and Institute for the North East (M.H.A.I.N.E.) and other agencies or organizations with expertise on the subject.

The study shall be confined to fact-finding and data analysis. Conclusions and recommendations will be left to the review committee, established by this resolve. The purpose of the study is to gather, compile and analyze relevant information, especially in the following areas:

1. Current zoning ordinances, mobile home ordinances, building code requirements, subdivision regulations and other requirements in the various towns with respect to manufactured housing;

2. Current law in Maine, including constitutional requirements, Supreme Court cases and, to the extent they are readily available, Superior Court cases;

3. Statistical information, including recent trends and locations of new modular homes, mobile homes and mobile home parks; and

4. Alternative methods for achieving compliance with present judicial standards, including, but not limited to, educational programs, litigation, legislation and financial incentives; and be it further

Review committee established. Resolved: That a Review Committee on Manufactured Housing be established, with membership to be appointed as follows: The Senate and House chairmen of the Joint Standing Committee on Local and County Government, or their designees, and one other member of that committee to be appointed by them; a municipal representative, to be appointed by the President of the Senate and a representative of the manufactured housing industry, to be appointed by the Speaker of the House of Representatives. The agencies and organizations performing the study and the Office of Legislative Assistants shall serve as staff for the review committee.

The Review Committee on Manufactured Housing shall:

1. Approve the detailed work plan for the study;

2. Conduct general oversight of the study;

3. Conduct a public hearing on the study;

4. Examine the findings of the study in the light of testimony received at the hearing; and

5. Report, by January 1, 1981, their conclusions and recommendations to the Joint Standing Committee on Local and County Government. That report may include a model ordinance relating to modular and mobile homes and other recommendations which could lead to more equitable treatment of manufactured housing; and be it further

Expenses. Resolved: That the members of the review committee shall receive per diem and expenses on the same basis as any joint standing committee of the Legislature, in relation to each meeting attended; and be it further

Allocation. Resolved: That \$800 be allocated from the Legislative Account for the per diem and expenses of the review committee.

Emergency clause. In view of the emergency cited in the preamble, this resolve shall take effect when approved.