

**TOWN OF CHELSEA  
MOBILE HOME INSTALLATION ORDINANCE**

- PART 1. TITLE:  
This ordinance shall be known and cited as the "Town of Chelsea Mobile Home Installation ordinance."
- PART 2. PURPOSE:  
The purpose of this ordinance is to promote the general welfare and safety of the citizens of the Town of Chelsea by providing adequate controls to insure that certain mobile homes over 20 years of age from date of manufacture are inspected and found safe for occupancy.
- PART 3. DEFINITIONS:  
Mobile Home: A mobile home is a manufactured home which is transportable in one or more sections and is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation when connected to the required utilities, including the plumbing heating, air conditioning or electrical systems contained therein.
- PART 4. STATUTORY AUTHORITY:  
This ordinance is adopted pursuant to the "home rule" provision of Title 30- M.R.S.A., Section 2101 and the police power provisions of Title 30-A, M.R.S.A., Section 3001 et seq and the Constitution Article 8, part 2
- PART 5. SCOPE:  
Here after all mobile homes ~~over 20 years of age from the date of manufacture~~ **manufactured prior to June 15<sup>th</sup> 1976** which are either relocated into the Town of Chelsea or located in the Town of Chelsea and sold shall be required to be inspected by a Master Electrician, Master Plumber and licensed oil burner technician to insure that the basic life safety components of the mobile home are safe. These inspections must be completed and sign off is required from each of the above listed technicians on the applicable mobile home installation application sheet. The burden of proof for determination of the age of a mobile home from date of manufacture is on the applicant. Mobile homes ~~which are documented to be less than 20 years of age~~ **manufactured after June 15<sup>th</sup>, 1976** are exempt from the above listed inspections. Mobile homes over 20 years of age which are relocated from one lot to another in Chelsea but still resided in by the same occupant are also exempt from the above listed inspections.

Enacted: March 27, 1997

Amended: April 22, 2009

## MOBILE HOME PARK ORDINANCE

### 1. MOBILE HOME PARK DEFINED:

"Mobile Home Park" means a parcel of land under unified ownership approved by the municipality for the placement of three (3) or more manufactured homes.

"Mobile Home Park Lot" means an area of land on which an individual home is situated within a Mobile Home Park and which is reserved for use by the occupants of that home.

The Town of Chelsea requires the lots to be designated on the Mobile Home Park Plan.

### 2. Initial application shall be accompanied by a set of plans drawn to scale and set forth to show the following information:

a. The area, dimensions and recorded owner of the land upon which the park is to be located. Also, a plan showing the perimeter of the whole parcel of land and showing the proposed Mobile Home Park location.

b. A Mobile Home Park must have at least three (3) or more individual lots. The lots shall be no less than 20,000 square feet. Except where provided in M.R.S.A. Title 30 Section 4358, which states that the overall density of a Mobile Home Park served by a central subsurface sewage disposal system shall be no greater than one unit per 20,000 square feet of total park area.

c. Mobile Homes shall be placed so that no point on any Mobile Home shall be less than thirty (30) feet from another Mobile Home or Park boundary.

d. Any Mobile Home Park consisting of ten (10) or more Mobile Homes shall have an additional one-tenth (1/10) acre per home set aside in a separate lot and designated as an area for open space, storage or recreation.

e. No Mobile Home in any Mobile Home Park shall be any closer than two hundred (200) feet from other existing dwellings, other than the dwelling of the park owner if so desired.

f. Location, Width and Surface of Roads. The roads, if to remain private, shall be built to acceptable engineering standards and with a professional engineers seal as required by the manufacturing

housing board. The road shall have a right-of-way of twenty-three (23) feet, 20 of which the town requires to be paved. The road shall conform to reasonable safety standards applicable to intersections with public ways adjacent to the Mobile Home Park. In accordance with M.D.O.T. standards; if roads are to be offered for acceptance to the Town of Chelsea, they shall meet all currently in effect road standard ordinances.

g. Method of Garbage and Waste Control. Attach contract from licensed solid waste hauler, and HHE 200 (Plumbing Application) for on-site disposal or central engineered on-site disposal system along with a performance bond for 110% of completed central system cost.

h. Location of Sewer and Water Lines.

i. Upon approval of said plans by the Planning Board and Selectmen, a permit shall be issued for construction of a Mobile Home Park for a fee of Twenty-five (\$25.00) Dollars per Mobile Home Park Lot.

j. Licenses shall be renewed January 1 of each year for a fee of twenty five (\$25.00) dollars per Mobile Home Lot. At this time the park operator shall provide an updated performance bond, name and mailing address or any other information required for tax assessment purposes.

k. Any proposed alterations and or modifications shall be treated as a new application and procedures outlined in this ordinance shall apply.

3. New Owners Responsibility: Any person or persons purchasing a Mobile Home Park not meeting code specifications shall have the right to operate said park and shall be given one (1) year in which to meet requirements of said code, provided said park meets accepted standards of health and sanitation.
4. Deviation: Failure to construct a Mobile Home Park in accordance with the application as approved by the Planning Board and Selectmen shall constitute a violation of this code.

5. **Travel Trailers:** This code shall not apply to travel trailers or to recreational parks or recreation areas designated to provide facilities and/or parking spaces for travel trailers.
6. **Validity and Application:** Should any provision of this code be deemed by the courts invalid, the remaining portions of said code shall remain in full force and effect. All the laws of the Town of Chelsea which are in conflict with any provisions found herein, are hereby repealed to the extent that a conflict exists.
7. **Penalties for Violation of Code:** Any person or persons, firm or corporation being the owner or having control of any buildings or part thereof by deed, lease or otherwise which violates any of the provisions thereof in relation to the matters and things herein contained, or any persons or persons, firm or corporation acting for him or them who shall assist in the violation of this code or any permit issued thereunder, shall be notified of such to comply. Such violator shall have forty-five (45) days to comply. If the violator has not made compliance within forty-five(45) days, he or she shall be guilty of a misdemeanor and upon conviction thereof shall be subject to a fine of no less than seventy-five (\$75.00) dollars. Each day of non-compliance following conviction shall constitute a separate violation.
8. It shall be the park owners and/or operators responsibility to see that the appropriate building and plumbing permits are acquired prior to placement of the Mobile Home on the Mobile Home Park Lot. The owner shall be held responsible for unpaid taxes on Mobile Homes and shall be a condition of the license renewal. Park owners and/or operators shall allow the Town and its officials rights of entrance and exits in their parks.
9. No lot in a Mobile Home Park may be sold or conveyed without the prior approval of the Chelsea Planning Board and the Chelsea Board of Selectmen. Any such lot sold or conveyed shall meet the requirements for lots out of the park area that is currently in effect with the Town of Chelsea.
10. **Effective Date:** The ordinance shall take effect on the date of its acceptance by the Inhabitants of the Town of Chelsea, and shall repeal a March 1970 Mobile Home Park Defined, Article 26 Ordinance.

Enacted: March 26, 1990