



City of Belfast

CITY COUNCIL

Order No: 25

Date: November 6, 2024

Councilor: Dean

ORDERED THAT

**AMENDMENTS TO CITY CODE OF ORDINANCE
CHAPTER 102 ZONING,
ARTICLE VIII SUPPLEMENTARY DISTRICT
REGULATIONS,
DIVISION 4 MOBILE HOMES AND MANUFACTURED
HOUSING**

Editor's Note: All text shown in black font is current text in the adopted City Code of Ordinances, Chapter 102 Zoning. **All text shown in red font** is new language that is proposed to be added. ~~All text shown with blue strike through~~ is to be removed. (See attached text of adopted amendments).

First Reading: October 15, 2024

Second Reading: November 6, 2024

Pat Dean
Signature

Nov 19 2024
Date

Typical format of Amendments

All text shown in black font is current text in the adopted City Code of Ordinances. All text shown in **red font** is new language that is proposed to be added. All text shown with ~~blue strike through~~ is to be removed. All text shown in **green font** are notes for the Board and other readers.

DIVISION 4 Mobile Homes and Manufactured Housing

Subdivision I. In General

Sec. 102-981. Standards for mobile homes and manufactured housing units. [Ord. No. 28-1997, § 1400.0, 3-4-1997 ; Ord. No. 42-1997, 4-15-1997]

- (a) General standards. All manufactured housing unit installations shall:
 - (1) Comply with the State of Maine Manufactured Home Installation Standard, chapter 900, as now existing or subsequently amended; and
 - (2) Provide for an air test or water test of the wastewater line and demonstrate that the line is free from any and all leaks.
- (b) Mobile homes manufactured before June 16, 1976. Any mobile home unit manufactured before June 16, 1976, shall meet the following criteria:
 - (1) A licensed master electrician shall inspect and certify that the mobile home meets the standards of the City electrical code (National Electrical Code).
 - (2) The local plumbing inspector shall certify that the mobile home contains a trap for each plumbing fixture.
 - (3) A licensed master oil burner technician shall inspect and certify that the existing heating system is in compliance with:
 - a. The provisions of 32 M.R.S.A. ch. 33.
 - b. The current edition of NFPA 31.
 - c. All standards and regulations adopted by the state solid fuel board.
- (c) Modifications. No modifications may be made to any a mobile home or manufactured housing unit unless it is in compliance with HUD standards.

Sec. 102-982. through Sec. 102-1000. (Reserved)

Subdivision II. Manufactured Housing Communities

Sec. 102-1001. Compliance with applicable regulations; conflicting regulations. [Ord. No. 28-1997, § 1301.0, 3-4-1997 ; Ord. No. 19-2001,¹, 11-7-2001]

Except as stipulated in this subdivision, manufactured housing communities shall comply with all state laws and City ordinances and codes, and shall meet the requirements of the subdivision law.

If the provisions of this subdivision come in conflict with the standards found in article V of this chapter or the provisions of chapter 98, the provisions of this subdivision shall govern.

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- 1. Editor's Note: This ordinance also amended the title of Subdivision II, changing it from "Mobile Home Parks" to "Manufactured Housing Communities."**

Sec. 102-1002. Lot size, width and density. [Ord. No. 28-1997, § 1302.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

Lots in a manufactured housing community shall meet the following lot size, ~~and width, and density~~ requirements:

- (1) The following shall apply to lots served by public sewer:
 - a. Minimum lot area: ~~6,500~~ 5,000 square feet.
 - b. Minimum lot width: 50 feet.
- (2) The following shall apply to lots served by individual subsurface wastewater disposal systems:
 - a. Minimum lot area: 20,000 square feet.
 - b. Minimum lot width: 100 feet.
- (3) The following shall apply to lots served by a central subsurface wastewater disposal system:
 - a. Minimum lot area: ~~12,000~~ 5,000 square feet.
 - b. Minimum lot width: 75 feet.
- (4) The overall density of a manufactured housing community served by a central subsurface wastewater sewage disposal system shall be no greater than one unit per 20,000 square feet of total manufactured housing community area, **inclusive of roads.**
- (5) Where lots front on a curved right-of-way or are served by a driveway, the frontage requirement shall be measured in a straight line perpendicular to the setback line.
- (6) Lots within a shoreland zone, as defined in chapter 82, shall meet the lot area, lot width, setback, and shore frontage requirements for that shoreland zoning district.
- (7) The overall density of the manufactured housing community shall not exceed the maximum density permitted of the zoning district in which the manufactured housing community is located. The overall density shall be based on the combined area of its mobile home lots plus:
 - a. The area required for road rights-of-way;
 - b. The area required for buffer strips, if any;
 - c. For areas served by public sewer, an open space area for storage and recreation equal to 10% of the combined area of the individual lots; and
 - d. The area within any required shoreland setback.

Sec. 102-1003. Lot setbacks. [Ord. No. 28-1997, § 1303.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

Mobile homes in a manufactured housing community that are adjacent to a public road shall be set back from the public road a distance equal to the setback requirements for other residential

developments in the zoning district in which the manufactured housing community is located.

Sec. 102-1004. Submission of plans. [Ord. No. 28-1997, § 1304.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

A developer who elects to create a manufactured housing community where all land is under one ownership shall submit a plan showing all lots and shall demonstrate that the development standards described in this subdivision are met.

Sec. 102-1005. Roads. [Ord. No. 28-1997, § 1305.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

- (a) Privately owned roads within a manufactured housing community shall be designed by a professional engineer licensed in the state, and shall be built according ~~to road construction standards in chapter 98.~~ **Standards identified by the State of Maine Manufactured Housing Chapter 850 Community Licensing Standards (Appendix B).**
- (b) Roads within a manufactured housing community which are to be offered for acceptance by the City shall meet the minimum road standards of chapter 98.
- ~~(c) Roads shall have a minimum right of way of 23 feet, of which 20 feet shall be paved. This provision shall supersede the road width requirement found in chapter 98 unless the manufactured housing community constitutes a total land area of 20 or more acres.~~ **Reserved.**
- (d) A road in a manufactured housing community which intersects with public roads shall meet the following standards:
 - (1) Angle of intersection. The desired angle of intersection shall be 90°. The minimum angle of intersection shall be 75°.
 - (2) Grade. The maximum permissible grade within 75 feet of the intersection shall be 2%.
 - (3) Minimum sight distance. The minimum sight distance shall be 10 times the posted speed limit on the existing road. Sight distances shall be measured from the driver's seat of a vehicle that is 10 feet behind the curb or edge of the shoulder line with the height of the eye 3.5 feet above the pavement and the height of the object 4 1/4 feet. Where necessary, the land in the manufactured housing community bordering the intersection shall be cleared of all growth and sight obstructions.
 - (4) Distance from other intersections. The centerline of any street within a manufactured housing community that intersects an existing public street shall be at least 125 feet from the centerline of any other street intersecting that public street.

Sec. 102-1006. Open space. [Ord. No. 28-1997, § 1306.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

For a manufactured housing community served by a public sewer, an area no less than 10% of the total area devoted to individual lots shall be set aside for open space and/or recreation. Such space shall be accessible and usable by all residents of the manufactured housing community. Parking space, driveways and streets, and buffer areas are not considered usable open space, but community recreation buildings, pools, and courts are considered as open space.

Sec. 102-1007. Buffer strips. [Ord. No. 28-1997, § 1307.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

- (a) A fifty-foot-wide buffer strip shall be provided along all property boundaries of a mobile home park that:
 - (1) Abut residential land which has a gross density of less than half of that proposed in the manufactured housing community; or
 - (2) Abut residential land that is zoned at a density of less than half of that proposed in the manufactured housing community.
- (b) No structures, streets or utilities may be placed in the buffer strip, except that they may cross a buffer strip to provide services to the manufactured housing community.

Sec. 102-1008. Sale or conveyance of lots. [Ord. No. 28-1997, § 1308.0, 3-4-1997 ; Ord. No. 19-2001, 11-7-2001]

No lot in a manufactured housing community may be sold or conveyed without the prior approval of the Planning Board. Any such lot sold or conveyed shall meet the size requirements of the district in which it is located.

Sec. 102-1009. through Sec. 102-1030. (Reserved)