

MOBILE HOME PARK LAW

CHAPTER 33

TOWN OF GORHAM

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[History: Adopted by the Town Board of the Town of Gorham, Local Law #1-75; adopted March 1975; amended by LL#1-75, Oct. 1981.]

33.001 Introduction

It shall be unlawful for any person, firm, or corporation to establish or maintain or operate a mobile home park within the Town of Gorham without first having obtained a Special Use Permit and license therefore, from the Zoning Board of Appeals and Zoning Officer, as is prescribed in the Zoning Ordinance of the Town of Gorham and meeting the Regulations of this ordinance.

33.002 Title

This Local Law shall be known and cited as the “Town of Gorham Mobile Home Park Law”.

33.003 Purpose

The purpose of this law is to regulate Mobile Home Parks within the Town of Gorham, under the standards and in accordance to the Comprehensive Plan, Zoning Ordinance, and the laws, rules and regulations now or hereinafter that may be in effect in the Town.

33.004 Definitions

33.00401 Existing Use - shall mean a use lawfully in existence at the time of adoption of this law.

33.00402 License – shall mean a certificate authorizing maintenance and operation of a mobile home park.

33.00403 Mobile Home – shall mean any vehicle so designed, constructed, reconstructed or added to by means of accessories, in such a manner as will permit the use and occupancy thereof as a dwelling structure for sleeping and/or living purposes, whether resting on wheels, jacks, or other support, and used or so constructed as to permit its use as a conveyance upon a street or highway. The term “trailer house” shall also mean “mobile home”.

The definition of “mobile home” shall also include a travel trailer, vacation trailer, a “five-wheeler”, or camper of any description, either towed or self-contained, set upon one lot and occupied either intermittently or permanently as a residence for over two weeks in R -1, R-2, and R-3 zones, or over 6 months in all other Zones. (Amended by LI2/81).

33.00404 Mobile Home Park – shall mean any parcel of land, site, lot on which two or more mobile homes may be placed and occupied for living.

33.00405 Mobile Home Park Lot – shall mean an area or space within a mobile home park assigned to and to be used for the placement of a mobile home.

33.00406 Mobile Home Stand – shall mean that part of a mobile home lot that has been reserved for the placement of a mobile home.

33.005 Application for Special Use Permit

33.00501 Prior to the issuance of a license for operation, construction or maintenance of any new mobile home park, a special use permit shall be obtained by the applicant according to the regulations of the Town of Gorham Zoning Ordinance.

33.00502 The applicant shall file with the application for a special use permit the following information:

- A. Map(s) drawn to a scale of 1” to 100’ and prepared by a licensed engineer. The map will show:
 - a. layout of all lots, streets, roads, access, egress, parking, drainage, structures, accessory buildings, landscaping and buffer areas.
 - b. present and proposed water supply system, present and proposed sewage treatment facilities.
 - c. any unusual or special land features; such as, but not limited to: streams, creeks, areas subject to flooding and areas in excess of 15 degree slope.

- d. topographical data showing all existing natural grades and showing all finished grades.
- e. location of all utilities, i.e., electrical, telephone lines.
- f. all easements or other restrictions of use of the land.

33.00503 Also attached to the application shall be supporting data regarding: rules and regulations of park, method of enforcement, rent schedules, etc.

33.00504 If the proposed park is to be phased, the map shall show each phase.

33.006 Procedure for Filing Application

33.00601 The application shall be filed with the Zoning Office who shall forward the application to the Planning Board. The Planning Board will consider the application and may make recommendations in respect thereto. The Planning Board may request the applicant to clarify or amplify material submitted. Within 30 days after receipt of the application, the Planning Board will submit its findings and recommendations to the Zoning Board which shall then schedule a public hearing on the application pursuant to the provisions of the Town of Gorham Zoning Ordinance.

33.00602 If the Board of Appeals grants the special use permit, the Board shall direct the Zoning Officer to issue a permit and license, if the rules land regulations of the Ordinance have been complied with. Such permit and license shall also contain any conditions that the Board of Appeals shall stipulate in their approval.

33.00603 A. An Environmental Impact Statement shall accompany each application with a map showing all important features of the area including water courses, ponds and wetlands, woodlands, unique geological features and a statement of projected population of the completed development and each phase of construction.

B. The Environmental Impact Statement shall include:

1. A brief description of the environmental setting before and after development, noting all unusual biological, geological, historic or aesthetic resources of the site or surrounding area that may be affected by the development.
2. The following considerations must be covered in detail. Include possible alternatives to each action proposed.

a. Description of any woodlands on site in terms of size of wood land, species and their ages and economic-aesthetic value prior to development, proposed changes during development and final condition at completion of development. Description of single trees which have economic-aesthetic value shall include species, age, location and value. It shall also include the effect of the development on such tree.

b. Drainage: A brief description of environmental effects on hydrology, soils, vegetation, and aquatic resources which may result from site preparation and drainage. Provisions for storm water run off during and after construction.

c. A description of any modification of rivers, streams, lakes or wetlands. Plans for impoundment sites should be included. The report should describe methods proposed for controlling erosion and minimizing subsequent damage to the aquatic environment.

d. Analysis of the adequacy of existing water supply facilities to handle additional demand. Include reference to governmental approvals and a statement of how the proposal fits into area water supply plans if possible. If the development requires new water facilities, identify the water source and the method proposed for making it available.

e. Analysis of the adequacy of existing sewerage facilities to handle additional load. Include references to governmental approvals and a statement of how the proposal fits into area sewerage plans if possible. If the development requires new sewerage facilities, describe the proposed treatment facility location and process including the ultimate disposal of the effluent.

f. The location of solid waste facilities and the method of disposal, Governmental approvals and solid waste management plans should be specified.

g. A statement describing the adequacy of energy supplies