

Town of Patten Park Model Ordinance

Section 1: Title

This Ordinance shall be known as the Town of Patten Park Model Ordinance, hereinafter, referred to as the "Park Model Ordinance".

Section 2: Authority

This Ordinance is created according to the powers given a municipality under the Maine Constitution and MRSA 30-A, Section 3001, et.al.

Section 3: Purpose

The purpose of this Ordinance is to regulate Park Model structures in the Town of Patten, and to protect the health, safety, and general welfare of the residents of Patten.

Section 4: Definition of Terms

Park Trailer or Park Model Trailer or Park Model Structures: A structure, not exceeding six hundred (600) square feet in area, transported by an attached trailer, and is over one hundred and one (101) inches wide must require special permits for transport over public roadways. Such structures are also designed with connections to site utilities which are necessary for the operation of installed fixtures and appliances. A "Park Trailer" is classified by the State of Maine as neither a recreational vehicle nor as a mobile home.

Section 5: Applicability

This Ordinance applies to the placement or relocation of any Park Model Structure within the Town of Patten.

Section 6: Permit Requirements

A building permit is required prior to locating or relocating a Park Model Structure within the Town of Patten. Evidence of payment of Maine State sales tax shall accompany all applications for a permit. The building permits shall be issued by the Code Enforcement Officer (CEO).

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A building permit shall not be issued unless it is determined all applicable standards of this Ordinance have been met. Issuance of a building permit under this Ordinance does not relieve any person from complying with other standards and/or obtaining other permits, licenses, or governmental approvals under the Town of Patten's ordinances, Maine State or federal laws and regulations.

Section 7: Construction Standards

7.1 Site Preparation for Park Model structures:

7.1.1 Driveway standard is the State of Maine standard of two (2) feet off street parking with spaces that will make it possible to re-enter the public way without having to back out into traffic.

7.1.2 Culverts, length, diameter and type, if required, will be determined by either the Maine State Department of Transportation (for State roads), or Patten Public Works Department (for Town of Patten roads).

7.1.3 Wastewater disposal is required for all Park Model Structures located in the Town of Patten. The permit applicant is referred to the Patten Sewer Ordinance for relevant regulation and procedures.

7.1.4 A public or private water supply must be installed in a manner that will protect the piping from freezing in cold weather.

7.2 Foundation Standards for Park Model Structures:

7.2.1 All Park Model structures must be affixed to a foundation by one of the following standards:

- (A) A foundation of eight (8) inch thick concrete wall placed below the frost line for forty-eight (48) inches with concrete floor with a minimum of four (4) inch thickness. The structure must be anchored to a foundation at each corner with a minimum of every twelve (12) feet around the perimeter of the foundation.
- (B) Twelve (12) inches of gravel with a concrete slab of six (6) inch thickness with one-half (1/2) inch rebar installed with two (2) rows at six (6) inches and remainder inches in from the edges and a grid of two (2) feet on center into the remainder of the slab. All rebar will be on rebar pedestals that are three (3) inches high. The structure must be anchored to the slab at each corner and a minimum of every twelve (12) feet around the perimeter of the slab.

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7.2.2 Outside Fuel Tanks: Any outside fuel tanks that are placed above grade level must be on a six (6) inch thick concrete slab that is twelve (12) inches larger than the tank. **No vertical type oil tanks are allowed.**

7.3 Skirting Requirement for Park Model Structures: Skirting shall be required and be residential in appearance and shall be in place within six (6) months of placement of the unit. Skirting material shall consist of properly treated all-weather materials which may include, without limitation, wood, masonry, masonry-like stone, decorative lattice or commercially available metal or plastic skirting.

Section 8: Park Model Structures Use and Occupancy

Park Model structures do not meet the HUD construction standards of Manufactured Housing, therefore, may not meet the snow load requirement, safety standards and heating/frost protection for use in Patten, Maine winters. ***No Park Model structures located in Patten, Maine may be occupied from November 1st through May 15th of each year.***

Section 9: Fees

Applicants for building permits shall submit a fee of \$300.00 with a completed application and present the application and fee to the Patten Town Clerk, Patten Town Office located at 21 Katahdin Street.

Section 10: Appeals

The final decision by the Code Enforcement Officer (CEO) rendered pursuant to this Ordinance may be appealed to the Patten Select Board within thirty (30) days. Appeals to the Select Board shall be conducted using a *de novo* standard of review.

Section 11: Enforcement and Legal Actions

It shall be the duty of the Code Enforcement Officer (CEO) to enforce the provision of this Ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, the CEO will then notify, in writing, the Patten Town Manager and Patten Select Board and the person responsible for such violation indicating the nature of the violation and ordering action necessary to correct the violation within ninety (90) days. This notification may include demand for immediate discontinuance of illegal buildings, structures, or work being done, removal of illegal buildings or structures, and abatement of nuisance conditions. A copy of such notices shall be maintained at the Patten Town Office as a permanent record.

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When the above action does not result in the correction or abatement of the violation or nuisance conditions, the CEO shall notify the Patten Select Board, in writing, who are hereby authorized to institute any and all actions and proceedings, either legal or equitable, including rights and remedies pursuant to MRSA 30-A Section 4452, et.al., such as seeking injunctions of violations and the imposition of penalties that are appropriate or necessary to enforce the provisions of this Ordinance in the name of the Town of Patten.

Section 12: Ability to Tax Park Model Structures

All Park Model structures located within the Town of Patten, Maine will be considered real property not personal property for the purposes of taxation.

Section 13: Penalties

Any person, including but not limited to, a landowner, his agent, or a contractor who violates a provision of this Ordinance shall be liable for any penalties as set forth in Title MRSA 30-A, Section 4452, et.al.

Section 14: Severability

The invalidity of any section or provision of this Ordinance shall not be held to invalidate any other section or provision.

Section 15: Disclaimer

This Ordinance shall not in any way affect compliance with any other Town of Patten ordinances.

Approved by the Patten Planning Board on 06/20/2024.

Approved by the Patten Select Board on 07/09/2024.

Approved by the Town of Patten residents on 07/23/2024.

Attested: True Copy


Town Clerk

Established: 07/09/2024