

Town of Patten Tiny Home Ordinance

Section 1: Title

This Ordinance shall be known as the Tiny Home Ordinance, hereinafter referred to as the Tiny Home Ordinance.

Section 2: Authority

The Tiny Home Ordinance is adopted pursuant to the home rule authority of the Town of Patten under the Maine Constitution MRSA 30-A, Section 3001, et.al.

Section 3: Purpose

The purpose of the Tiny Home Ordinance is to regulate Tiny Home 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

Tiny Home: Tiny Home refers to a living space permanently constructed not to exceed 400 square feet in size, or exceed any dimension as described, and affixed to a frame or chassis and designed for use as permanent living quarters. The Tiny Home must comply with American National Standards Institute-Standard A-119.5 describing plumbing, propane, fire and life safety; and construction of National Fire Protection Association Standard 1192 on plumbing, propane, fire, and safety for recreational vehicles.

A Tiny Home does not include a trailer, semi-trailer, camp trailer, recreational vehicle, Park Model RV or manufactured housing. A Tiny Home can be described as a vehicle without motor power.

Section 5: Location of Tiny Homes

A Tiny Home may be placed or erected on an individual house lot where single-family dwellings are allowed, or as an accessory structure, subject to all applicable Town of Patten land use requirements as single-family dwellings or pertaining to accessory structures.

Tiny Home Ordinance (Continued)

Section 6: Construction Standards

- 6.1** Site preparation for any Tiny Home structure shall include a driveway minimum standard of ten (10) feet wide with six (6) inch deep compacted gravel with at least two (2) off street or road parking spaces that would make it possible for the entering of emergency vehicles from a public way without backing out into traffic.
- 6.2** Culverts of length, diameter and type, if required, will be determined by the Town of Patten Public Works Department for access from town roads, or the State of Maine Department of Transportation for access from State roads.
- 6.3** Wastewater disposal is required for all Tiny Homes located in the Town of Patten. The permit applicant is referred to the Patten Sewer Ordinance for relevant regulation and procedures.
- 6.4** A clean, drinking water supply is required for all Tiny Homes located in the Town of Patten with hook up to the Town of Patten water line, if available, or connection to a private well water system. All new well water connection plans and installation must be performed by a State of Maine licensed plumber with plans for adequate water supply to accompany the building permit application.
- 6.5** All Tiny Homes located in the Town of Patten must be affixed to a permanent foundation. The foundation must be a full foundation with a minimum of six (6) inches of concrete wall and will be placed below the frost line with 48 inches of concrete flooring with a minimum of four (4) inch concrete thickness. An alternate foundation constructed of twelve (12) inches of gravel with a concrete slab of six (6) inch thickness with one-half inch rebar installed with two (2) rows at six (6) inches and six (6) inches in from the edges with a grid of two (2) feet on center to the remainder of the slab. The structure must be anchored to the foundation at each corner of the building and a minimum of twelve (12) feet around the perimeter of the concrete slab.
- 6.6** All outside fuel tanks must be placed above ground with a six (6) inch concrete Slab that is twelve (12) inches larger than the tank, with a six (6) inch perimeter on all sides. No vertical type oil tanks are allowed above ground level.

Tiny Home Ordinance (Continued)

6.7 All Tiny Homes located in the Town of Patten must have required skirting covering the entire outside building from the bottom of the building to the top of the concrete foundation. The skirting must be completed within six (6) months of placement of the tiny home structure. Skirting materials shall consist of all-weather materials including, but not limited to, masonry-like stone, wood, decorative lattice, or commercially available metal or plastic skirting materials.

Section 7: Taxation on Tiny Homes

All Tiny Homes located in the Town of Patten will be considered real property, not personal property, for the purposes of taxation.

Section 8: Tiny Home Location Emergency Number Identification

All Tiny Homes located in the Town of Patten will be identified by the Town of Patten Emergency 911 numbering system whereby the location of the Tiny Home will be assigned with a number for faster emergency vehicle access.

Section 9: Building Permits and Fees

All Tiny Homes located in the Town of Patten will require the home owner to complete a building permit application with appropriate documentation as described above. The completed application must be accompanied by a fee of \$300.00. The completed application and fee must be delivered to the Town Office, Town of Patten where home recording will occur.

Section 10: Tiny Home Ordinance Enforcement and Legal Actions

It shall be the duty of the Town of Patten Code Enforcement Officer (CEO) to enforce the provisions of this Tiny Home Ordinance, without discretion. If the CEO finds that any provision of this Ordinance is violated, then the CEO shall notify the home owner, or person responsible for such violation, in writing, indicating the nature of the violation, any ordering action necessary to correct the violation and a certain time limit not to exceed 90 days for correction of the violation. Copies of this written document shall be delivered to the Town Manager and members of the Town of Patten Select Board and a copy of the written document will be recorded at the Town Office. If the violation is not corrected action by the CEO may include, but not limited to, immediate discontinuance of the use of an illegal building or structure, or work being done, removal of illegal buildings or structures, and abatement of nuisance conditions.

Tiny Home Ordinance (Continued)

Section 11: Penalties

Any person, including but not limited to, the home owner, his agent, or contractor who violates a provision of this Ordinance shall be liable for any penalties as set forth in MRSA 30-A, Section 4452. Each day the violation continues shall constitute a separate violation. Fines shall be payable to the Town of Patten in the amount of \$250.00 per day per occurrence.

Section 12: Severability


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

Disclaimer: This Ordinance shall not in any way affect compliance with any other Town of Patten ordinance.

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