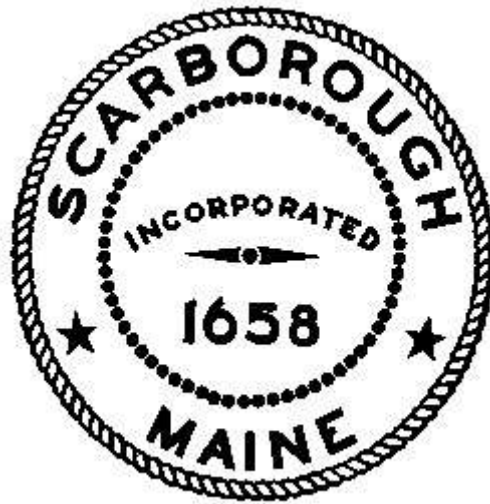


CHAPTER 500

TOWN OF SCARBOROUGH

ORDINANCE RELATING TO TRAILERS

& TRAILER CAMPS



**(In accordance with Chapter 322 of the Public Laws
of Maine of the Special Session of 1942)**
Adopted April 3, 1944 and Amended March 6, 1950
Amended again March 11, 1961 and on December 16, 1970
Amended August 4, 1993
Amended September 6, 1995
Amended November 1, 2017

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Whereas the Voters of the Town of Scarborough deem it advisable, in order to provide greater safety from fire and from the spread of contagious diseases and to promote the public health, morals, comfort, safety and welfare of the Town, now therefore:

Be it ordained by the Legal Voters of the Town of Scarborough in Legal Meeting Assembled.

SECTION 1. Definitions

When used in the Ordinance, words in the singular number include the plural and words in the plural numbers include the singular; the word "Building" includes the word "Structure," and the word "shall" is mandatory and not directory. Words used in the present tense include the future.

For the purpose of this Ordinance certain words and terms are herewith defined as follows:

House-Car-Trailer - is any structure intended for or so constructed that it will be primarily suitable for living or sleeping quarters, including Mobile Homes, or for office purposes, mounted upon wheels, or any other device upon which it may readily be transported, either by its own power or some externally applied tractive effort; provided, however, that this definition shall not apply to any vehicle lawfully operated upon fixed rails.

Towing Unit - is any vehicle furnishing tractive effort for a house-car-trailer.

Area Unit - is an area of ground space set aside in a trailer camp for the accommodation of one house-car-trailer and towing unit.

Person - refers to any individual, firm, partnership, association or corporation.

Trailer Camp - is any plot of ground in the Town of Scarborough where two or more house-car-trailers are invited or allowed to be located regardless of whether or not any charge is made for the use of the plot of ground.

Street - is any recognized thoroughfare in the Town of Scarborough.

SECTION 2. HABITATION & MAINTENANCE OF HOUSE-CAR-TRAILERS

(1) It shall be unlawful for any person to maintain a house-car-trailer in the Town of Scarborough, outside a trailer camp which is duly licensed hereunder, except as hereinafter specifically permitted.

(2) In any zone specifically authorized by the Zoning Ordinance.

(3) No house-car-trailer shall after March 11, 1961 be converted into a permanent structure by the removal of wheels or other transporting device, except that nothing in this section shall apply

to any existing house-car-trailer previously converted into a permanent structure, provided that in such conversion it has met all the requirements of the Building Code, Zoning Ordinance, Health and Sanitary Regulations and taxable as such permanent structure.

(4) A house-car-trailer may be parked or stored in the Town of Scarborough regardless of the provisions hereof, provided that it shall not be used for living or sleeping purposes during such time it is so stored or parked and provided moreover, that it shall not be a nuisance and does not constitute a fire hazard. Subject to the foregoing provision, it shall be permissible, however, for the owner to jack up and support said stored or parked house-car-trailer on temporary blocks or jacks, in order to take the weight off the tires, provided the wheels are not removed therefrom.

(5) No house-car-trailer shall be maintained in the Town of Scarborough as a permanent office, but such office use as is compatible with the temporary demonstration and sale of such articles or services as may be readily transported in a house-car-trailer, by a distributor or salesman may be permitted from a house-car-trailer, stored in any business zone outside a trailer camp for a period of time not exceeding fifteen (15) days provided such house-car-trailer is not used for living or sleeping purposes during such time.

SECTION 3. Repealed March 11, 1961

SECTION 4. Trailer Camp License

(1) It shall be unlawful for any person to establish, maintain or operate within the corporate limits of the Town of Scarborough any house-car-trailer camp, unless such person shall first obtain a license therefor as hereinafter provided.

(2) House-car-trailer camp licenses shall be issued by the Town Clerk only after approval of such license by vote of the Selectman in regular or special meeting.

(3) Any person desiring to establish and operate a house-car-trailer camp shall file with the Town Clerk a written application for a license so to do, together with plans to show fully, the location and dimensions of the camp site and the location therein of the arrangement of all the house-car-trailer area units; location and dimensions of all existing and/or proposed buildings, toilet, bath and other washing facilities, slop sinks, water faucets or hydrants, sewer connections, or sewerage disposal layout, and driveways or other improvements, proposed or existing. Such license application shall be accompanied by the required license fee and shall state the name and address of the owner or lessee, the location of the camp, the maximum number of house-car-trailer units the camp will accommodate and the name of the person who will be in charge and directly responsible for the operation and maintenance of said trailer camp.

(4) After such investigations have been made as the Selectmen may deem advisable, the Selectmen shall approve or disapprove the license application, if said application is approved by the Selectmen, the Town Clerk shall thereupon issue said license. License shall not be transferable from person to person or place to place.

(5) After the completion of all necessary construction including water supply, plumbing fixtures and sewerage, the site of the trailer camp shall be inspected by the Health Officer or her/his agents and by the Building Inspector, who together after finding that all requirements of this and all other town ordinances have been complied with shall so certify to the Town Clerk. Upon receipt of such certification, the Town Clerk shall issue a Certificate of Operation, and no trailer camp shall begin operating until such certificate of operation has been issued to such owner or lessee.

(6) Each application for such license shall be accompanied by a license fee as specified in the *Schedule of License, Permit and Application Fees* established by the Town Council. Each such license shall expire at the end of the calendar year in which it is issued, but in event a license is issued more than six months after the beginning of any calendar year, the fee to be paid shall be reduced one half. Before any trailer camp license shall be renewed the premises shall be subjected to the same inspection as provided herein for the original application.

(7) Such license shall be conspicuously posted on the premises of the trailer camp at all times.

(8) As amended December 16, 1970, effective January 16, 1971.

On or before April 15th of each year each licensee of a Mobile Home Park shall furnish to the Town Clerk a complete plan of the Park together with the names and location of all occupants as of April 1st of the same year. He/She shall also furnish the make, size and year of age of all mobile homes. [amended 11/01/17]

Failure to file the above information shall allow the Town Clerk to revoke the licensee's license.

SECTION 5. Ground Layout and Unit Area Requirements Lighting and Drainage with Exceptions

(1) Each house-car-trailer unit space, which space include the towing unit, shall be at least 30 feet wide by 70 feet long and all such spaces shall be clearly defined on the ground by appropriate markers.

(2) The unit area spaces in each trailer camp shall be arranged in rows so that each house-car-trailer unit shall face and abut on a driveway or clear unobstructed space not less than 24 feet in width which clear space shall have an unobstructed access to a public street or private-way.

(3) No house-car-trailer shall be permitted to park closer than 4 feet to the side lines which define its area unit, nor shall it be parked so that it is closer than 10 feet to any other house-car-trailer or to any building in the trailer camp.

(4) No trailer camp shall be located within a distance of 500 feet to any school or church building.

(5) No trailer camp shall be located within a distance of 300 feet from a public road or highway.

(6) No trailer camp shall be located within a distance of 300 feet from normal high water level of a river, brook or similar water course.

(7) No trailer camp shall be located within a distance of 300 feet from a dwelling unless it be the owner's own dwelling.

(8) Every house-car-trailer camp hereafter established shall be located on a well-drained area and be properly graded so as to prevent the accumulation of storm or causal water.

(9) The ground of every house-car-trailer camp shall be adequately lighted at night by electric lights, properly spaced to enable patrons of the camp to easily find their way around and to facilitate inspection by the police; camp lighting shall be provided by the owner or lessee at no expense to the Town of Scarborough and shall be satisfactory to the Chief of Police and Chief of the Fire Department.

Exceptions to Articles 5, 6 and 7, Section 5

Any trailer camp in operation on March 6, 1944 is exempt from the provisions of Articles No. 5, No. 6, and No. 7 of Section 5 of this Ordinance, provided it is operated in an orderly manner, and kept as such. Such trailer camp or camps cannot be enlarged from status of March 6, 1944, unless such enlargements comply fully with the provisions of the Ordinance.

SECTION 6. Sanitary Requirements

(1) An adequate supply of pure water from an approved source for drinking purposes, that will meet the requirements of the United States Public Health Service, shall be furnished to meet the requirements of each trailer camp, and shall be properly piped underground to each area unit.

(2) Each area unit shall be provided with a properly trapped sewer connection by which all waste and sewage from toilets, showers, wash basins, and other plumbing fixtures in each house-car-trailer unit shall be carried to suitable septic tanks, drainage beds, and/or any other means of treating the sewage as shall be recommended by the Health Officer and approved by the State of Maine Public Health Laws.

(3) All septic tanks and filter beds must be 300 feet from normal high water level of a river, or other body of water.

(4) Tightly covered garbage receptacles of non-absorbent material shall be provided by the trailer camp owner or lessee to take care of the garbage in a sanitary manner.

(5) The trailer camp owner or lessee shall PROVIDE suitable receptacles for papers, rubbish, tin cans, ashes and all non-putrescible refuse which he/she shall dispose of at her/his own expense, and he/she shall at all times maintain the trailer camp in a clean and sanitary condition to the satisfaction of the Health Officer of the Town. [amended 11/07/17]

SECTION 7. Safety Requirements

(1) It shall be the duty of the owner, his agent or caretaker to keep a register and to record therein all house-car-trailers and occupants which occupy space of her/his trailer camp. Said register shall specify dates and time of arrival, the name of the owner of the house-car-trailer and towing unit and the state in which the house-car-trailer and towing unit are registered and the number of the vehicle license.

(2) It shall be the duty of the Health Officer to enforce all Health and Sanitation Regulations, the duty of the Building Inspector to enforce all Building Code Regulations and Ordinances and the duty of the Police Department to maintain law and order in all trailer camps.

(3) If at any time a trailer camp is found to be violating any of the provisions of this Ordinance or other pertinent ordinances of the Town of Scarborough or the laws of the State of Maine, any duly constituted officer or agent of any department of the Town of Scarborough charged with the duty to inspect such trailer camps or maintain order therein, shall notify the licensee of such trailer camp of such condition. If the violation is not corrected to the satisfaction of the department complaining, within a reasonable time after notification, not exceeding 30 days, the license for such trailer camp may be revoked by the Selectmen on the recommendation of the department making the complaint.

(4) No open fires for burning grass, rubbish, papers, garbage or other non-putrescible refuse shall be permitted in any trailer camp.

SECTION 8. Partial Invalidity

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 9. Effective Date

This Ordinance shall take effect and be in force from and after its adoption in accordance with the provisions of Chapter 322, Public Laws of Maine, Special Session of 1942, save that the owners, lessees or operators of trailer camps legally existing at the time of adoption hereof shall be given 30 days in which to conform with the provisions hereof.

SECTION 10. Penalty

Any person who shall violate any provision of this ordinance shall be punished upon conviction, by a fine of not less than ten dollars (\$10.00) and not more than one hundred dollars (\$100.00) and all fines shall inure to the Town of Scarborough. Each day that such violation continues to exist shall constitute a separate offense.