



Town of Topsham, Maine
 100 Main Street
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 Codes Enforcement Office
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Manufactured Homes

A manufactured home may be placed on individual residential lots in any district where Single Family homes are allowed or in approved Mobile Home Parks. All manufactured homes placed in Topsham must be constructed after July 15, 1976.

225-48-A(3) Manufactured housing units may be placed on individual residential lots in any zoning district where single-family homes are allowed, except in the Historic District, in accordance with the following sitting standards:

Standards For Sitting Manufactured Housing Units on Individual Lots^A				
	A	B	C	D
Minimum horizontal dimension 20 feet facing street	P	P	P	X
Minimum horizontal dimension 14 feet facing street	X	X	P	X
Minimum horizontal dimension under 14 feet facing street	X	X	X	X
Single section unit with less than a 20 foot horizontal dimension with a T or L addition	X	C	C	X
Appearance and materials:				
Minimum roof pitch of 6/12 or	P	P	P	X

	steeper				
	Minimum roof pitch of 3/12 or steeper	X	P	P	X
	Rounded or flat roof	X	X	X	X
	Exterior walls of traditional site-built appearance	P	P	P	X
	Exterior walls not of traditional site-built appearance	X	X	X	X
	Treatment below unit:				
	Frost wall or other permanent foundation meeting the building code	P	P	P	X
	Floating slab (with skirting of durable material made for such use that is visually compatible with the exterior appearance of the unit between the slab and the bottom of the unit)	P	P	P	X
	Grade beam or gravel pad	X	X	X	X
	Skirting other than that listed above	X	X	X	X
	KEY:				

	A	=	R-1 and R-4 Districts and all Village Districts
	B	=	R-2 District
	C	=	R-3 District and all Commercial or Mixed Use Districts in which single-family dwellings are allowed
	D	=	Historic District
	P	=	Permitted
	X	=	Not permitted
	C	=	Conditioned upon the narrow section being attached to a T or L shape or having an attached garage, so that the total width of the attached structures is at least twenty-five (25) feet as seen from the street.