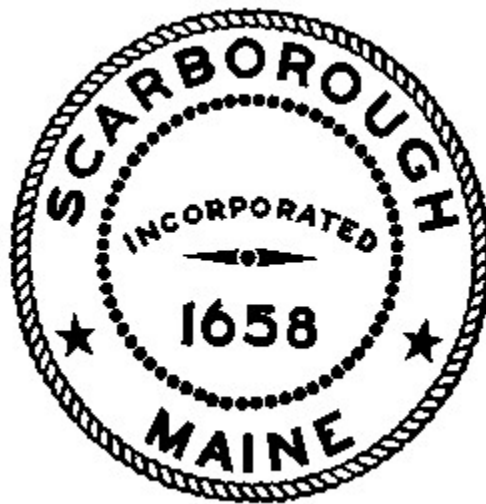


CHAPTER 1015.B TOWN OF SCARBOROUGH
MOBILE SAUNA ORDINANCE



ADOPTED AUGUST 19, 2026

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CHAPTER 1015.B MOBILE SAUNA ORDINANCE

A. Applicability

No person shall carry on the business of operating from a Mobile Sauna within the limits of the Town of Scarborough without first having obtained a license from the Town of Scarborough. Mobile saunas may only occur on locations in Section B below.

B. Permitted Mobile Sauna Locations

Registered Mobile Sauna Site. Mobile Saunas may operate at approved Mobile Sauna Sites with permission of the property owner. See Section O. Mobile Sauna Site Registration Requirements.

One-time Events. Mobile Saunas may operate on private property for a private one-time event provided the unit has all other required licenses and permissions must be obtained (i.e. Special Event Permit, Mass Gathering Permit).

Town Sponsored Events. Mobile Saunas may operate at Town sponsored events. Site locations shall be approved by Public Safety Departments.

C. Definitions

Mobile Sauna. A portable, towable trailer or other mobile platform designed and constructed to provide the same heat and steam experience as a traditional sauna. Mobile saunas are designed to be temporarily placed on sites and not permanently installed. For the purpose of this definition the mobile sauna use shall be an accessory use to the primary use of the site. Mobile saunas are subject to Chapter 405 Zoning Ordinance use standards and applicable performance standards.

D. Application Process

Every Mobile Sauna operator shall obtain a license issued by the Town Clerk to conduct business in the Town. Each Mobile Sauna unit requires a separate license.

A complete and signed application shall require the following information from the applicant to be considered:

1. Name of applicant, as well as physical street address, mailing address, telephone number(s), and e-mail address.
2. Legal name of business or entity.
3. Proof of a State of Maine Health Certificates (if required) at the time of application.
4. Signed permission form, or provide notarized affidavit from the private property owner granting permission for unit placement.
5. Phone number for the private property owner on which the Mobile Sauna unit will be placed.
6. Name, phone number and driver's license number of business owner and all employees or other persons authorized to operate the Mobile Sauna.
7. Valid and current vehicle/trailer registration of mobile sauna.

E. Public Hearing Required

The Town Council shall hold a public hearing on all new seasonal applications for Mobile Sauna licenses. Notice of the hearing shall be advertised in a local daily newspaper, at least seven (7) days prior to the hearing, at the expense of the applicant.

F. Approval Authority

Upon submission to the Town and prior to any public hearing, an application shall receive a recommendation for approval or disapproval with reasons noted by the Code Enforcement Officer, the Police Chief, the Fire Chief, and the Tax Collector, for the Town Council's consideration.

An initial application for a license to operate as a Mobile Sauna within Scarborough shall be approved by the Town Council following a public hearing as described in Section E of this ordinance upon a determination that the application complies with the provisions of this ordinance.

The Town Clerk, or their designee, may approve seasonal renewal licenses, 1 day or 2-7 consecutive day licenses, but may refer licenses to the Town Council. [Adopted 02/04/2026]

G. License Renewal

The Town Clerk shall renew a license issued under Section F above to operate a Mobile Sauna unit on or before May 1st of each year, provided the applicant must still meet all of the licensing standards set forth in this ordinance.

The applicant must submit the application and the renewal fee within 30 days before expiration of the license or must reapply as a new applicant.

H. License Revocation

Any license issued pursuant to this ordinance may, after notice and public hearing, be suspended or revoked by the Town Council for non-compliance with the ordinances, statutes, and regulations of the Town of Scarborough and the State of Maine, or upon a determination that any owner or operator has violated any condition of a license, made a material misstatement on the application for the license, or has kept or operated her/his mobile sauna in an unsafe, unclean or unsatisfactory condition.

I. License Posting Required

Every required license shall be displayed at all times in a conspicuous place where they can be read by the general public on the Mobile Sauna unit.

J. License Requirements. Any applicant for a license under this ordinance must demonstrate each of the following:

1. General Standards

- a. A license shall only be granted if the applicant demonstrates compliance with all applicable Federal, State and local requirements, the applicant demonstrates that the premises will be conducted in a healthful and sanitary manner so as not to jeopardize the public health, safety and welfare, and that the applicant is not delinquent in the payment of any personal taxes or fees owed to the Town of Scarborough.
- b. An applicant must additionally and specifically demonstrate that the applicant:
 - i. Meets all State of Maine Health Department regulations;

2. Equipment Standards

- a. Mobile Saunas shall be attended at all times during operating hours.
- b. The allowable dimensions of a Mobile Sauna (including all attachments) shall be no more than 30 feet long, 13 feet tall, and nine feet wide.
- c. The trailer, or vehicle, being used shall be registered, in good upkeep, and provide a neat appearance.

3. Inspections Required

- a. All heating and electrical equipment must comply with applicable safety regulations, including but not limited to applicable fire and electrical codes and any other safety requirements imposed by the Town.
- b. Mobile Saunas shall obtain an annual fire inspection from the Fire Department prior to operating its business.
- c. The Mobile Sauna will be subject to inspection upon submission of the license application through the Code Enforcement Department and the Fire Department, and may be subject to random inspection and upon reissuance of the permit. The inspection must be completed by April 15th.

4. Refuse and Waste

- a. Mobile Saunas are responsible for the proper disposal of waste and trash associated with the operation and shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety.
- b. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the license application.

5. Signage

- a. Mobile Saunas shall not place signs/banners in or alongside the public right-of-way or across roadways.
- b. Mobile Sauna signs must be permanently affixed to or painted on the vehicle; sandwich boards are acceptable if placed directly in front of the Mobile Sauna they are advertising for.

6. Noise, Lighting and Odors

- a. Mobile Saunas shall not emit sounds, outcry, speaker, amplifier or announcements and amplified music or sounds may not at any time unreasonably disturb nearby businesses, pedestrians, or vehicles.

7. Hours of Operation

- a. Mobile Saunas may operate beginning at 6:00 AM and ending at 10:00 PM, unless otherwise qualified or limited by the municipal review authority.

K. License Fee Required

The fees payable for a Mobile Sauna license shall be as specified in Chapter 311, the *Schedule of License, Permit and Application Fees* established by the Town Council.

L. Operating Without a License

If it is determined by Town staff that a Mobile Sauna is operating with a Town of Scarborough Mobile Sauna License, operation must cease immediately or the following steps can be taken:

1. Complete requirements in Section J; and
2. Pay license and after the fact fee outlined in Chapter 311 – Schedule of Fees.

M. Insurance Required

Mobile Saunas shall provide, at their expense, and keep in force during the term of their contract, with a responsible insurance company or companies authorized to do business in the state, commercial general liability insurance in the amount of at least \$1,000,000. The Mobile Sauna shall deliver certificates of such insurance to the town at the time of application.

N. License Expiration

A new license, when granted, shall be valid until May 31st, immediately following said granting of said license, except that new licenses granted during April and May shall be valid until May 31st of the following calendar year. A license issued under this section is not transferable.

O. Mobile Sauna Sites. Mobile Sauna Sites must be registered with the Town Clerk.

Application. An application for a Mobile Sauna Site Property registration shall contain the following information:

1. Name of Applicant/Owner of Record of the Mobile Sauna Site Property.
 - a. If the applicant is an individual: The individual shall state their legal name and any aliases.
 - b. If the applicant is a partnership: The partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, submit a copy of the partnership agreement, if any.
 - c. If the applicant is a corporation: The corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under State law, the names and capacity of all officers, directors and principal stockholders, the name of the registered corporate agent, the address of the registered office for service of process.
 - d. If the applicant is a limited liability company (LLC): The LLC shall state its complete name, the date of its establishment, evidence that the LLC is in good standing under State law, the names and capacity of all members, a copy of its operating agreement, if any, the address of its registered office for service of process.
2. The applicant's mailing address and residential address.
 - a. The location of the proposed Mobile Sauna Site, including a legal description of the property, street address, and telephone number. The applicant must also demonstrate that the property meets the zoning requirements for the proposed use.
 - b. **Security Measures.** The applicant agrees to be duly accountable and ensure all licensed Mobile Sauna within their property adhere to the standards outlined above.
3. **Town Review.** Upon submission to the Town Clerk, an application shall be distributed to the Director of Planning and Codes, the Police Chief, the Fire Chief, and the Assessor for their review and recommendation for approval or disapproval with reasons noted.
4. **Fee.** The Mobile Sauna Site Registration Fee shall be specified in Chapter 311, the Schedule of License, Permit, and Application Fees established by the Town Council. Applicants are also responsible for the Town's expenses associated with the review of an application, including the cost of any third-party review if necessary.
5. **Duration of Registration.** The registration will be valid from June 1 through May 31 and be subject to annual renewals.
6. The Town Clerk shall have the authority to issue Mobile Sauna Site Registrations. If the Clerk finds verified complaints against an applicant or premises, the Clerk shall refer the application to the Town Council for review to revoke or deny under this subsection.