

AN ORDINANCE REGULATING MOBILE
HOMES IN THE TOWN OF GEORGETOWN

BE IT ORDAINED by the Board of Trustees of the Town of Georgetown, Floyd County, Indiana, that this Ordinance shall repeal and replace any prior ordinances heretofore passed concerning the regulation of mobile homes in the Town of Georgetown, Indiana;

Section 1. DEFINITION MOBILE HOME: A vehicle or other portable structures that are designed to move on the highway and are designed or used as dwelling units as manufactured.

Section 2. PERMIT REQUIRED It shall be unlawful for any person, firm or corporation to locate any mobile home as defined within the Civil Town of Georgetown without having first received a permit issued pursuant to this Ordinance by the Board of Trustees of the Town of Georgetown.

Section 3. APPLICATION PROCEDURE Any person, firm or corporation wishing to occupy or use in any manner a mobile home as defined shall first secure an application from the Board of Trustees of the Town of Georgetown. Said application shall be issued at a regular meeting of the Board of Trustees of the Town of Georgetown. The applicant shall provide proof of certification by the Floyd County Department of Health as to the sanitary system, proof of compliance as to electrical hook-up to be secured from the Public Service of Indiana, proof that the fuel storage tanks meet specifications of the State Fire Marshall's Office and proof of compliance with any other state or local regulatory agencies.

(A) No application shall be granted for the placement of a mobile home as defined on any lot less than 20,000 square feet. No application shall be approved for more than one mobile home on the same lot or on a lot already occupied by a dwelling unit. No application shall be approved for the placement of a mobile home as defined if said placement is to be within twenty (20) feet of the property line.

(B) All residents within a five hundred (500) foot radius of

the property line of the proposed site of the mobile home shall be notified by regular mail of the permit application.

(C) No permit shall be granted for a mobile home as defined if said mobile home is older than five (5) years.

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(D) The mobile home tie downs means sufficient anchorage to resist flotation, collapse or lateral movement of any mobile home. As a minimum, such anchorage shall consist of (1) over-the-top ties provided at each of the four corner of the mobile home, with two (2) additional ties per side at intermediate locations, with mobile home less than fifty (50) feet long requiring only one (1) additional tie per side; (2) frame ties provided at each corner of the home with five (5) additional ties per side at intermediate points and mobile home less than fifty (50) long requiring four (4) additional ties per side; (3) all components of the anchoring system be capable of carrying a force of 4,800 pounds; (4) any additions to the mobile home be similarly anchored; and (5) adequate and access for a hauler shall be provided.

(E) All mobile homes shall be set on a foundation sufficient to insure its stability under all usual weather conditions and each mobile home shall have a permanent type skirting installed. Said skirting shall be tight enough to prevent the use of the area under the mobile home as a harbour or den for rodents or other animals.

Section 4. TEMPORARY PERMITS. Upon the showing of due hardship, an applicant may apply for a temporary permit, and the Town Board, upon a finding of hardship, may allow a thirty (30) days permit to an applicant who cannot comply with the above specifications. This permit shall be allowed only upon the showing of hardship and may be renewed at the discretion of the Town Board.

Section 5. SUBDIVISIONS No permit shall be allowed for a mobile home to be placed in a platted subdivision within the Town of Georgetown.

Section 6. OFFICE OR CONSTRUCTION USE. The provisions of this Ordinance shall apply to the use of the mobile home unit as an office or a construction office or storage unit.

Section 7. PENALTY Any person violating the provisions of this Ordinance shall be subject to a fine of Fifty Dollars (\$50.00) and an additional fine of Ten Dollars (\$10.00) per day for the continuance of said violation.