

BE IT ORDAINED by the Town Board of Georgetown, Georgetown, 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 OF MOBILE HOME: A vehicle or other portable structure that is designed to move on the highway and which is designed or used as a dwelling unit as manufactured and which width exceeds Twenty-Three (23) feet for at least Thirty-Two (32) feet of length.

Section 2. MOBILE HOME PARK: An area of land on which two (2) or more mobile homes are regularly accommodated with or without charge, including any buildings, utilities or other structures, fixtures or equipment that is used or is intended to be used in providing that accommodations, and which has been designated as such by the Town Board of Georgetown.

Section 3. PERMIT REQUIRED: It shall be unlawful for any person, firm or corporation to locate any mobile home as defined within this Ordinance without first having received a permit issued pursuant to this Ordinance by the Town Board of Georgetown.

Section 4. APPLICATION PROCEDURE: Any person, firm or corporation wishing to occupy, use, place or erect in any manner, a mobile home as defined herein, shall first secure an application from the Town Board of Georgetown. Said application shall be issued at a regular meeting of the Town Board of Georgetown subject to the provisions set out herein. The Applicant shall provide a plot plan which shall include, but not be limited to:

- (a) The legal or site description of the real estate involved, and
- (b) The location and size of all buildings or structures which are on said lot or are to be placed on said lot.

The applicant shall also provide proof of certification by the Floyd County Department of Health as to the sanitary system; proof of compliance as to the electrical hookup to be serviced from Public Service of Indiana; proof that any fuel storage tanks to be used meet specifications of the State Fire Marshall's Office; and proof of compliance with any other state or local regulatory agencies.

(1) No application shall be granted for the placement of a mobile home as defined on any lot less than Twenty Thousand (20,000) square feet, unless that lot is part of a mobile home park as defined herein. 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 or other structure, unless that lot be part of a mobile home park. No application shall be approved for the placement of a mobile home if said placement is to be within Twenty (20) feet of the property line in any direction. No application shall be approved for the placement of any mobile home within Three Hundred (300) feet from a point on a line perpendicular from the center of Indiana Highway 64 bordered by the town limits of the Town of Georgetown, now, or hereinafter amended.

(2) All mobile homes approved for placement by the Town Board of Georgetown shall be connected to utilities in accordance with state and local regulations, ordinances and requirements.

(3) All mobile homes approved for placement shall be placed on a permanent foundation and have all wheels, axles and hitching mechanisms removed. The foundation shall be sufficient to insure the stability of the mobile home 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, vermin or other animals.

Section 5. 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) day 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 6. SUBDIVISIONS: No permit shall be allowed for a mobile home to be placed in a platted subdivision within the Town of Georgetown.

Section. 7. OFFICE OR CONSTRUCTION USE: If the applicant desires to use the mobile home for a temporary office, construction office or storage unit, he shall file for a temporary permit, designating the use for which he wishes to place the mobile home; its location; and the approximate time period for

which the applicant wishes to use the mobile home as such. Said application shall then be submitted to the Town Board at its next regularly scheduled meeting, or in order to prevent undue hardship, at a specially called meeting, at which time the Board may, after due deliberation and hearing testimony from

all interested persons, allow said temporary permit, placing upon it, any stipulations thereon which the Board in its discretion feels would best serve the interest of the residents of the Town of Georgetown.

Section 8. PENALTY: Any person violating the provisions of this Ordinance shall be subject to a fine of One Hundred Dollars (\$100.00) and an additional fine of Ten Dollars (\$10.00) per day for the continuance of said violation.

PASSED THIS 8th DAY OF APRIL, 1985.

Wm. Bowen
Henry Jeff
Lucy Walter
Jama K. Adams
Henry E. Jones