

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE NO. A67-4 CLASSIFYING, REGULATING, AND RESTRICTING, THE USE OF MOBILE HOMES, COMPACT HOMES, AND MOBILE HOME PARKS IN THE UNINCORPORATED TERRITORY OF FLOYD COUNTY.

Section 1.01

TITLE I PURPOSE

The regulations as set forth herein, are made in order that adequate light, air, convenience of access, and safety from fire, flood, and other danger may be secured; that congestion in public roads may be controlled; and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted.

Section 2.01

TITLE II GENERAL PROVISIONS

SHORT TITLE.

This Ordinance shall be known and may be cited as "THE FLOYD COUNTY MOBILE HOME ORDINANCE"

Section 2.02

DEFINITIONS.

For the purpose of this Ordinance, certain terms and words used herein shall be interpreted and defined as follows. Words in the present tense include the future and vice-versa; words in the singular number include the plural number and vice-versa. The word "shall" is mandatory and not directory.

1. BUILDING PERMIT. A permit issued by the Floyd County Building Commissioner and containing specific information as to the location, setback, and size of the new construction or Mobile Home.

2. COMPACT HOME. A single dwelling unit, site assembled, using two or more Mobile Home units or Modular units built for this purpose.

3. LICENSED MOBILE HOME PARK. A tract of land on which two or more Mobile Homes are located. Said tract of land duly licensed by the State Board of Health for use as a Mobile Home Park.
4. MODULAR UNIT. A factory built housing unit designed to be transported to a building site, usually in pairs, and installed on the site.
5. OCCUPANCY PERMIT. A permit to occupy a Mobile Home, issued by the Floyd County Building Commissioner on an annual basis and renewable by or before March 1st of each year.
6. OFF STREET PARKING SPACE. A paved area at least ten (10) feet by twenty (20) feet for the parking of vehicles.
7. PUBLIC RECREATION AREA. An area set aside for recreational use. Said area may contain play ground equipment, swimming pool, game courts, etc., and is reserved for park occupants.
8. SKIRTING. The material used to enclose the area under the Mobile Home.
9. STAND. The area set aside for the location of a Mobile Home on any given site.
10. SCREENING. A divider, partition, or fence of suitable material used to enclose a Mobile Home Park to afford privacy and security to the residents and neighbors.

Section 2.03

MOBILE HOMES. (NOT IN PARKS)

MOBILE HOMES "MAY" BE PERMITTED IN FLOYD COUNTY AS PERMANENT RESIDENCES PROVIDED THE FOLLOWING CONDITIONS ARE MET:

1. Lots on which Mobile Homes are to be installed must conform to all requirements of other residential lots.
2. Adequate sanitary facilities shall be provided for each

Mobile Home so used and said facilities shall be approved by the New Albany Floyd County Board of Health prior to installation.

3. All Mobile Home installations shall require a Building Permit, unless said Mobile Home is located in a Licensed Mobile Home Park.

4. 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.

5. Personal goods and articles other than cars, fuel tanks, boats, lawn furniture, and similar items too large to reasonably enclose, shall be stored on a Mobile Home lot ONLY in a completely enclosed structure.

6. An Occupancy Permit shall be purchased on an annual basis and shall be required for the current year by or before the first day of March each year. The annual fee shall be five dollars (\$5.00)

7. Occupancy Permits shall be considered a "privilege" and the refusal to renew is reserved to the Floyd County Planning Commission. Refusal to renew an Occupancy Permit shall be for cause when a change in zoning in the area precludes the use of Mobile Homes in said area and a grace period of ninety (90) days shall be provided for the removal of any Mobile Home for which permit renewal is refused.

Section 2.04

COMPACT HOMES

ALL OF THE CONDITIONS APPLICABLE TO RESIDENTIAL HOUSING ARE SPECIFICALLY APPLICABLE TO COMPACT HOMES WITH THE FOLLOWING ADDITION:

1. All Compact Homes shall be set on a permanent, continuous foundation constructed of some type of masonry, such as poured concrete, concrete block, brick, stone or similar materials under all outside walls. Screened vents are permitted as required.

Section 2.05

MOBILE HOME PARKS.

MOBILE HOME PARKS SHALL BE CONSIDERED A "CONDITIONAL USE" IN THE DISTRICT AND THE FOLLOWING "MINIMUM" STANDARDS SHALL APPLY.

1. No tract of land containing less than ten (10) acres shall be used for a Mobile Home Park.
2. Each Mobile Home Park shall provide a Public Recreation area or areas for the use of Park occupants, equal in size to at least ten (10) percent of the total Park area. Streets, parking areas, and park service areas shall not be included in the required recreational areas.
3. No Mobile Home site shall be rented in any Mobile Home Park, except for periods of thirty (30) days or longer.
4. In considering the plans for a Mobile Home Park as a Conditional Use, the Floyd County Plan Commission and the Floyd County Board of Zoning Appeals shall give due consideration to the need and desirability of screening to afford protection to adjoining property, and if in the opinion of either body, such screening is needed, the requirement for its use shall be incorporated in the proposed park plans and made a part of same.
5. No Mobile Home in any Mobile Home Park shall be located closer to the Right of Way of the adjoining road serving the Park than sixty (60) feet and no Mobile Home shall be closer to any required screening, or Park boundary than twenty (20) feet.
6. The distance between a Mobile Home and another Mobile Home or any structure in a Mobile Home Park shall not be less than twenty (20) feet.

7. Every Mobile Home site shall have a MINIMUM width of fifty (50) feet and a minimum area of five thousand (5000) square feet. Up to fifty (50) percent of the sites in a Mobile Home Park may have a width of less than fifty (50) feet, provided the total area is five thousand (5000) square feet and all side line set back requirements are met. This regulation is intended to limit site development to a maximum of six (6) per gross acre and plans which exceed this density will not be approved.

8. Every Mobile Home site shall be provided with a stand consisting of either a concrete slab or two concrete ribbons of a size and thickness adequate to support the maximum anticipated load during all seasons. When concrete ribbons are used, the area between the ribbons shall be filled with crushed rock or gravel to a depth of at least four (4) inches. Park developers may provide concrete footers, adequate to support the anticipated loads and extending below the local frost line in lieu of pads or ribbons.

9. Every Mobile Home in a Mobile Home Park shall have 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.

10. Fuel storage tanks in a Mobile Home Court shall meet the requirements of the Indiana State Fire Marshall's Office.

11. Every Mobile Home Park shall provide two (2) paved off street parking places for each Mobile Home site.

12. Coin operated laundries, laundry and dry cleaning pick-up stations and other commercial convenience establishments MAY be permitted in Mobile Home Parks provided:

a/ They are subordinate to the residential character of the Park.

b/ The establishments and the parking areas related to their use shall not occupy more than five (5) percent of the total Park area.

- c/ They are located, designed, and intended to serve only the needs of the persons living in the Park.
- d/ The establishments shall present no visible evidence of their commercial nature to areas outside the Park.

13. Each Mobile Home Park shall provide either one central waterproof structure available to all Mobile Home sites or a single waterproof structure for each Mobile Home site suitable for the storage of goods, and the usual effects of persons occupying the Park. Storage of unlicensed or inoperative vehicles within the Mobile Home Park boundaries is specifically prohibited.

14. All exterior Park lights shall be so located and shielded as to prevent direct illumination of any areas outside the Park.

15. All utility lines serving a Mobile Home Park shall be located under ground. Over head wiring for any purpose shall not be approved.

16. Design of sanitary facilities for a Mobile Home Park shall be approved by the Indiana State Board of Health and the New Albany Floyd County Health Department and inspected for compliance with the design after installation and prior to use. Sewage disposal systems which require the use of lateral fields or absorption beds shall not be permitted.

17. Roadways within all Mobile Home Parks shall have curbs and gutters. Minimum width shall be twenty four (24) feet measured from the back of the curbs. Surface shall be compacted asphaltic concrete or concrete. Sidewalks with a minimum width of thirty (30) inches shall be installed on both sides of said roadway. Side walks shall be of same material as roadway surface.

18. The main entrance to any Mobile Home Park shall be no less than thirty (30) feet in width. Parking shall not be permitted on the main entrance roadway.

19. No Mobile Home shall be located less than ten (10) feet from any roadway in the Park.

20. Every Mobile Home Park operator shall provide the Floyd County Plan Commission with a copy of the proposed Rules and Regulations for his Park. Every Park shall include in the Rules and Regulations a prohibition against "on street" parking, unless the roadway in the Park is of sufficient width to permit two lanes of traffic when "on street" parking is permitted.

TITLE III REMEDY

Section 3.01

Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply therewith shall, for each and every violation and non-compliance, be guilty of a misdemeanor and, upon conviction, shall be fined not less than \$10.00 and not more than \$50.00 and each day that such violation or non-compliance shall be permitted to exist shall constitute a separate offense.

TITLE IV VALIDITY, ADOPTION AND REPEALER

Section 4.01

SEVERANCE CLAUSE

If any section, clause, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect any other section, provision or portion of this Ordinance.

Section 4.02

EFFECTIVE DATE

This Ordinance shall take effect upon its passage by the approval of the Board of County Commissioners.

Section 4.03

REPEALER

All Ordinances or parts thereof that are in conflict with the terms and conditions of this Ordinance are hereby repealed.

This Ordinance shall be in full force and effect the
16 th day of March, 1970.

Dated this 21st day of February, 1970

BOARD OF COUNTY COMMISSIONERS

Floyd COUNTY

ATTEST:

Ralph E. Kates
Auditor

Raymond L. Lick
President

Floyd COUNTY

Vincent H. Feisberger
Member

Jerry Lofler
Member