

Apr 23
1973

AN AMENDMENT TO ORDINANCE NO. Z-73-1 CLASSIFYING, REGULATING AND RESTRICTING THE USE OF MOBILE HOMES, COMPACT HOMES AND MOBILE HOME PARKS IN THE INCORPORATED TOWN OF CORYDON, INDIANA

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 fires, flood, and other dangers may be secured; that congestion in public roads may be controlled; and that the general public health, safety, comfort, convenience and welfare may be promoted.

Signed
4/23/1973

Section 2.01

TITLE II, GENERAL PROVISIONS

SHORT TITLE

This ordinance shall be known and may be cited as "THE CORYDON TOWN MOBILE HOME ORDINANCE."

Section 2.02

DEFINITIONS

For the purpose of this ordinance, certain terms and words 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. MOBILE HOME single dwelling unit capable of being moved on wheels along roads and streets, which may be permanently located, with wheels on or removed. This unit has facilities for attachment to water supply, sanitary sewers and power and light facilities.
2. COMPACT HOME single dwelling unit, site assembled, using two or mobile home units or modular units built for this purpose.
3. MODULAR UNIT factory built housing unit designed to be transported to a building site, usually in pairs, and installed on the site.
4. LICENSED MOBILE HOME PARK 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

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Home Park.

Section 3.01

TITLE III, REGULATIONS

MOBILE HOMES NOT IN PARKS No mobile home shall occupy any lot, parcel of land or share a lot with a permanent home within the corporate limits of the Town of Corydon, Indiana

Section 3.02

COMPACT HOMES Compact homes shall be permitted provided all conditions applicable to permanent residential housing are specifically applied to compact homes with the following addition: All compact homes shall be set on a permanent, continuous foundation constructed of some type masonry, such as poured concrete, concrete block, brick, stone or similar materials under all outside walls. Screened vents permitted as required.

Section 3.03

MOBILE HOMES PRESENTLY WITHIN CORPORATE LIMITS Mobile homes presently located within the corporate limits of Corydon, Indiana, operating upon a yearly renewable permit may continue in use at their present location for a period of five (5) years at which time phase out operations must be complete. However once a lot is vacated either by removal of a mobile home or being vacated by its present occupant, even though he may remove only his possessions and/or furniture and his person from the premises such action shall automatically preclude any use of the mobile home at that location.

Section 3.04

MOBILE HOME PARKS 1. No license shall be issued for construction of Mobile Home Parks within the corporate limits of the Town of Corydon, Indiana.

2. Those mobile home parks presently existing within the corporate limits of the Town of Corydon shall be denied permits for expansion of facilities beyond their areas as now constituted.

3. Mobile Home Parks currently existing adjacent to the corporate limits "MAY" be annexed into the Town of Corydon and continue to operate.

Section 4.01

TITLE IV, REMEDY

Any person or corporation who may violate any of the provisions of this ordinance or

fail to comply with 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.

Section 5.01

TITLE V, VALIDITY, ADOPTION AND REPEALER

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

2. EFFECTIVE DATE This ordinance shall take effect upon its passage by the approval of the Board of Trustees of the Town of Corydon, Indiana.

3. REPEALER This ordinance shall be in full force and effect the 23rd day of April, 1973.

Dated this 23 day of April 1973.

BOARD OF TRUSTEES, TOWN OF CORYDON, INDIANA

Stanley E. Baer
President

Paul C. Reil
Member

Wilson Brandenburg
Member

Carl Sautman
Member

Member

ATTEST:

Paula Lambert
Clerk