

ORDINANCE NO. 2021-1

**ORDINANCE OF THE CITY OF WESTPORT AMENDING REGULATION OF
MOBILE HOMES**

WHEREAS, the Westport Town Council (hereinafter "Council) has previously adopted a certain ordinance regarding the Regulation of Mobile Homes, specifically Ordinance 1988-3; and

WHEREAS, the Council now desires to amend the previous ordinance regarding the Regulation of Mobile Homes in its entirety; and

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Westport that:

1. Ordinance 1988-3 entitled "Regulation of Mobile Homes" shall be amended and read as follows"

REGULATION OF MOBILE HOMES

Section 1. For purposes of this ordinance:

a) "Mobile home" means a detached residential unit designed for transportation, after fabrication, on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be used complete and ready for occupancy, except for minor and incidental unpacking or assembly operations, location on jacks or other temporary foundations, connections to utilities, and the like. A recreation travel trailer, self-powered or designed to be pulled by an automobile for recreational purposes, and not being used as a residence, is not to be considered as a mobile home.

b) "Manufactured home" means a dwelling unit which has more than 950 square feet of occupied space and which was designed and built in a factory after January 1, 1981 and which bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Law of 1974 (U.S.C. 5401 et seq.).

Section 2. No mobile home shall be parked within the Town of Westport, Indiana except a mobile home **that is no older than 10 years old** in a mobile home park licensed by the State of Indiana.

Section 3. No mobile home located within the Town of Westport, may be added to or enlarged in any respect. Any mobile home or manufactured home shall at all times be

repaired to a safe condition if it becomes unsafe, except that if any mobile home or manufactured home located within the Town of Westport should be damaged by fire, wind, flood, explosion, or earthquake that it is damaged beyond 50 percent of its fair market value, it shall either be completely removed from the Town or reconstructed only in accordance with this Ordinance.

Section 4. Any manufactured home located within the Town of Westport **must be attached to a permanent foundation and must comply with the Town's and Decatur County's building codes and regulations.**

Section 5. A structure, land or premises built or used in violation of this ordinance is a common nuisance. The owner of such structure, land, or premises is liable for maintaining a common nuisance. The town board may authorize an action to be brought in the name of the town to enjoin any violation of this ordinance and to require the removal of any structure found to violate this ordinance, removal to be at the cost of the owner.

2. This ordinance shall be in full force and effect from and after its passage.

ADOPTED AND PASSED by the Town Council of the Town of Westport, Indiana, this 8th day of March, 2021.

AYES

NAYS

Harry Pray III
Jim [unclear]
Jay [unclear]
Council Members

Council Members

Presented to me by the Town Council of Westport, Indiana on this 8th day of March, 2021.

[Signature]
Clerk-Treasurer