

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, 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 in a mobile home park licensed by the State of Indiana.

Section 3. No mobile home located within the Town of Westport at the time this ordinance is adopted may be added to or enlarged in any respect. Any such existing mobile home may be repaired to a safe condition if it becomes unsafe, except that if any mobile home located within the town prior to the adoption of this ordinance should be damaged by fire, wind, flood, explosion, or earthquake so that it is damaged beyond 50 percent of its fair market value, it may be reconstructed only in accordance with this ordinance.

Section 4. Any manufactured home located within the town must be permanently affixed to the ground.

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.

Adopted this 10 day of October, 1988.

WESTPORT TOWN BOARD

Saul E. Johnson, Pres  
James Smith  
Charles M. Anderson