

# ORDINANCE NO. 119

AN ORDINANCE PROVIDING FOR THE LICENSING AND REGULATING OF THE BUSINESS OF OPERATING A MOBILE PARK IN THE TOWN OF BATTLE GROUND, INDIANA

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BATTLE GROUND, INDIANA, THAT:

SECTION 1. Definitions. ) As used in this ordinance, the following terms shall have the meaning below:

"Mobile home" shall mean and include any vehicle, including the equipment sold as a part of a vehicle, which is so constructed as to permit its being used as a conveyance upon public streets or highways by either self-propelled or not self-propelled means, which is designed, constructed or reconstructed, or added to by means of an enclosed addition or room in such manner as will permit the occupancy thereof as a dwelling for one (1) or more persons, which is both used and occupied as a dwelling having no foundation other than wheels, jacks skirting, or other temporary supports.

"Mobile home park" means an area of land upon which two(2) or more mobile homes are harbored for the purpose of being occupied either free of charge or for the revenue purposes, and shall include any building, structure, vehicle or enclosure used or intended for use as a part of the equipment of such mobile home park.

SECTION 2. License Required. ) It shall be unlawful to establish, maintain or operate any mobile home park in the Town of Battle Ground without first having obtained a license there for. Application for such license shall be made in writing to the clerk-treasurer and shall contain the name of the applicant, the location of the proposed park and the number of trailers to be accommodated.

SECTION 3. Plan. ) Each such applicant shall be accompanied by a plat or sketch showing the size and location of all buildings and structures.

Section 4. Fee. ) The annual fee for such licenses shall be One Hundred Dollars (\$100.00) plus Five Dollars (\$5.00) for each mobile home over twenty (20) for which accommodations exist. If the number is increased, this shall be reported to the clerk treasurer, and the additional fee, if any, necessitated by such increase shall be paid before the additional places are put to use. When a license is applied for, or accommodations are increased during the license year, the fee shall be prorated on the basis of the number of months remaining in the license year.

Section 5. Character. ) No such license shall be issued to any but a person of good character, nor to any corporation of any officer thereof is not a person of good character. It shall be unlawful to hire or keep as manager, superintendent or person in charge of a mobile home park any person who is not a person of good character, or any person who has been convicted of a felony.

Section 6. Supervision. ) Each mobile home park, while operated, shall be in charge of a responsible attendant or caretaker at all times, who shall be responsible, with the license, for compliance with the provisions of this ordinance relating to the conduct of such parks.

Section 7. Spaces. ) Each mobile home shall be allotted a site of not less than one thousand (1,000) square feet. No mobile home shall be parked closer than five(5) feet to the side lot lines of a mobile home

park, if the abutting property is improved property, or closer than ten (10) feet to a public street, alley or building. Each individual mobile home site shall abut or face on a driveway or clear unoccupied space of not less than twenty (20) feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least ten (10) feet between the sides of every mobile home and at least five(5) feet between the ends of every mobile home.

Section 8. Water Supply. ) An adequate supply of pure water for drinking and domestic purpose from the town water supply system shall be supplied to meet the requirements of said mobile home park. Said water shall be obtained from faucets only, conveniently located in said park. No common drinking cups shall be permitted. A water meter shall be installed in each such park.

Section 9. Sanitary Facilities. ) Each mobile home park shall provide toilets, bath, or showers which shall comply with the provisions of the ordinance relating thereto, with separate accommodations for men and women.

Section 10. Garbage ) It shall be the duty of the owner, his agent or caretaker, to provide for the collection and removal of garbage or other waste material and to otherwise maintain the park in a clean and sanitary condition.

Section 11. Lights ) The parks shall be kept properly and adequately lighted at all times so the grounds shall be safe for occupants and visitors.

Section 12. Permanent Use. ) It shall be unlawful for any person to maintain any mobile home, used for human habitation, upon any plot of ground in the Town of Battle Ground except in a licensed mobile home park.

It shall be unlawful for any person to remove the wheels or other transporting device from any mobile home or otherwise to affix said mobile home permanently to the ground so as to prevent ready removal of such mobile home, unless a permit to do so is obtained as required for the construction of a new building. Any such alteration shall be construed as converting the mobile home into a building and subject to the requirements of the building and zoning ordinances.

It shall be unlawful to occupy for sleeping or other residence purposes any mobile home which has been rendered immobile by the removal of wheels, or placing the same on a foundation, or on the ground, unless such mobile home in construction and location complies with the ordinance relating to the construction, wiring, plumbing, sewer facilities and other regulations applicable to single family dwellings.

Section 13. Exceptions. ) Nothing in this ordinance shall be construed to prohibit the storage of any camper type trailer for any length of time when said camper type trailer is not used for living or sleeping purposes.

Passed and adopted on this 2nd of August 1965

Betty L. Grass Clerk Treasurer Town of Battle Ground, Indiana