



Area Plan Commission of Tippecanoe County, Indiana

June 20, 2025
Ref. No.: 2025-178

Town Council of Clarks Hill
PO Box 146
Clarks Hill, IN 47930

CERTIFICATION

RE: UZO AMENDMENT #120 – Manufactured Homes in Clarks Hill

The proposed amendment would allow manufactured homes in residential districts in the Town of Clarks Hill.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 21, 2025, the Plan Commission, voted 12 Yes – 0 No on the motion to approve the enclosed amendment to the Unified Zoning Ordinance. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Town Council of Clarks Hill that the proposed amendment be approved.

If there are any questions, please contact our office.

Sincerely,

Ryan P. O'Gara

Ryan O'Gara
Executive Director

RO/kl

Enclosure: Staff Report

Unified Zoning Ordinance Amendment #120 MANUFACTURED HOMES IN CLARKS HILL

Staff Report
June 12, 2025

BACKGROUND:

The Clarks Hill Town Council passed a resolution asking the Area Plan Commission to amend the UZO to allow manufactured homes in all residential zoning districts in the town but with the approval of the town council on an individual basis.

Currently the permitted use table Section 3-2-1 Residential Use allows the following:

“**Mobile home/Manufactured home**” is allowed by right in A, AA and AW zones with footnote 2 that states, “Permitted in unincorporated Tippecanoe County only.”

In Section 1-10-2 Words and Terms Defined, it currently states:

MOBILE HOME/MANUFACTURED HOME. A single *dwelling* suitable for year-round occupancy, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a *permanent foundation* when connected to required utilities. (Amend 111)

Staff proposes changing the permitted use table Section 3-2-1 Residential Use as follows:

“**Mobile home/Manufactured home**” is allowed by right in A, AA and AW zones with footnote 2 that states, “Permitted in unincorporated Tippecanoe County only; however, within the incorporated Town of Clarks Hill, with permission from the Town Board, **manufactured homes** shall be permitted by right in all single-family residential zones within the town.”

In Section 1-10-2 Words and Terms Defined, a new sentence would be added:

MOBILE HOME/MANUFACTURED HOME. A single *dwelling* suitable for year-round occupancy, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a *permanent foundation* when connected to required utilities. **To qualify as a *manufactured home*, the construction of the *dwelling* must adhere to the HUD code.** (Amend 111 & 120)

The Ordinance Committee approved this proposed amendment at its meeting in June.

STAFF RECOMMENDATION:

Approval

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 97-5, KNOWN AS
THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLARKS HILL,
INDIANA AS FOLLOWS:

(Underlined text shall be added)

Section 1: Change UZO Section 3-2-1 PERMITTED USE TABLE,
RESIDENTIAL USE, as follows:

"Mobile home/Manufactured home" is allowed by right in A, AA and AW zones with footnote 2 that states, "Permitted in unincorporated Tippecanoe County only; however, within the incorporated Town of Clarks Hill, with permission from the Town Board, **manufactured homes** shall be permitted by right in all single-family residential zones within the town."

Section 2: Add the following sentence to the definition of Mobile home/Manufactured Home in **Section 1-10-2 WORDS AND TERMS DEFINED** as follows:

MOBILE HOME/MANUFACTURED HOME. A single *dwelling* suitable for year-round occupancy, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a **permanent foundation** when connected to required utilities. To qualify as a *manufactured home*, the construction of the *dwelling* must adhere to the HUD code.

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
CLARKS HILL, INDIANA THIS ____ DAY OF _____, 20__.

UZO Amendment 120
Manufactured Homes in Clarks Hill

Council Member

ATTEST:

Clerk-Treasurer