

ORDINANCE NUMBER 2025-04-07

THE FOLLOWING ORDINANCE GOVERNS THE CONSTRUCTION, PLACEMENT, OR SETTING OF A MANUFACTURED/ MOBILE HOME INSIDE THE CORPORATION LIMITS OF THE TOWN OF CLARKS HILL, INDIANA

WHEREFORE, the Council for the Town of Clarks Hill, Indiana has held a public hearing in accordance with law and thereafter obtained a majority vote, duly taken.

NOW, THEREFORE, BE ORDAINED by the Council for the Town of Clarks Hill in the County of Tippecanoe, State of Indiana, as follows:

SECTION # 1. From and after the effective date of this ordinance, it shall be unlawful and a violation of this ordinance for any person, persons, partnership, firm or corporation to construct, place, put locate, park, or erect inside the corporation limits of the Town of Clarks Hill, Indiana, any house trailer, mobile home, manufactured home, or other transportable structure to be used for human habitation, that does not comply with the following requirements:

1. Only placement of a trailer that has been gone for 1 year or less.
2. A copy of the title of/no older than five years must be shown to Clarks Hill Town Board.
3. The land area of the use and/or the dimensions of the mobile home are not increased beyond what they were at the time this ordinance or its amendment became effective; however, the owner of a nonconforming mobile home, so long as the replacement mobile home is, by date of manufacture, no more than five(5) years old and so long as, by the owner's displacement of title, photographs, floor plans, drawings, specifications, or other detail description to the Town Council, the replacement is approved by a majority of the members of the Town Council.

4. Have all hitches and towing apparatus removed and the placement of vinyl or metal skirting compatible in color and appearance on the dwelling with ninety (90) days of locating the dwelling on its foundation.
5. A written recommendation from a regularly scheduled public meeting of the Town of Clarks Hill Town Board before the obtainment of an Improvement Location Permit.

“Manufactured homes shall be permitted by right in all single-family residential zones with the incorporated town of Clarks Hill”

SECTION #2 This ordinance shall be in full force and effect from and after its passage. In accordance with the law. It shall replace any other ordinance dealing with mobile homes.

Dated this 7th day of April, 2025.

X Carla J. Stearns

CARLA J. STEARNS
TOWN COUNCIL PRESIDENT

X Marlin Brad Warf

MARLIN BRAD WARF
TOWN COUNCIL

X Diana L. Luper

ATTESTED:
DIANA L LUPER, CLERK/TREASURER