

ORDINANCE NO. 2024-05  
MOBILE HOMES  
WITHIN TOWN LIMITS  
Amends 2005-1

**WHEREAS**, the Town Council of the Town of New Richmond, Indiana finds it necessary to adapt the pervious ordinance 2005-1 which consisted of mobile home restrictions.

**WHEREAS**, the Town Council of the Town of New Richmond, Indiana, believes it is necessary for the health, welfare, and safety of its citizens to impose the following in its entirety; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NEW RICHMOND, INDIANA:

Ordinance 2005-1 entitled "Prohibition of Mobile Homes with Town Limits" shall be amended and read as follows"

**REGULATION ON MOBILE HOMES**

**SECTION 1. DEFINITIONS:**

For the purpose 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 foundation, connecting to utilities, and the like. A recreational 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 Standers Law of 1974 (U.S.C. 5401 et seq)

**SECTION 2. MOBILE HOMES EXISTING BEFORE 2017:**

Any mobile home now in existence within the corporate limits of the Town of New Richmond, Indiana, and currently occupied for the purpose of human habitation whether residential or business, may be maintained and continued.



**SECTION 3.** No mobile home shall be parked withing the Town of New Richmond, Indiana except a mobile home that is no older than 7 years old from current year licensed by the State of Indiana.

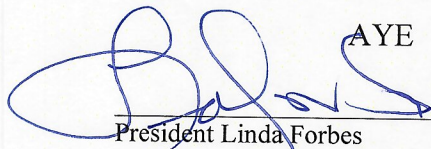
On an empty lot it cannot be any older than 7 years as there was nothing existing at the tie to compare it to. Indiana House Bill 1320 states **that a governmental body may not regulate or restrict, or otherwise, the continued residential use of a mobile home, a manufactured home, or an industrialized residential within a mobile home community based on certain characteristics to a structure. Provides that a mobile home, manufactured home, or industrialized residential structure on private property constituting a legal, nonconforming use, may not be replaced within a mobile home, manufactured home, or industrialized residential structure that is older or smaller than the legal, nonconforming structure being replaced. Makes certain changes to local planning and zoning standards and requirements relating to manufactured homes.**

**SECTION 4.** Any manufactured home located within the Town of New Richmond must **be attached to a permanent foundation** and must comply with the town, county and state codes and regulations. Any mobile home need to skirted and tied down to the specifications of federal Manufactured Housing Construction and Safety Standards Code or Indiana Public Law 360, Acts 1971.

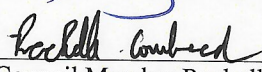
**SECTION 5.** Owner of Mobile Home/Manufactured Home needs to provide The Town of New Richmond signed documentation stating that the mobile/manufactured home was installed properly via the County Inspector or from the professional installer.

**THEREFORE, BE IT ORDAINED,** this Ordinance shall be in full force and effect from and after the date of its passage, and all Ordinances or parts of Ordinances in conflict with the provisions hereof are of no further force of effect and are hereby repealed. If any part of this ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this ordinance. The amendment thereof adopted by this Ordinance shall immediately take effect on 5<sup>th</sup> day of June, 2024.

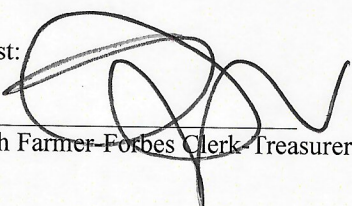
Adopted this 5th day of June, 2024

 AYE ✓  
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President Linda Forbes

NAY  
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Council Member Rachelle Cowherd

\_\_\_\_\_  
Council Member Jeb Lind

Attest:   
\_\_\_\_\_  
Sarah Farmer-Forbes Clerk-Treasurer