

# **TOWN OF BURNS HARBOR**

## **TOWN CODE**

## CHAPTER 12

### TOWN OF BURNS HARBOR, INDIANA

#### MANUFACTURED HOUSING AND MOBILE HOME PARKS

##### Section 1

#### 12-1-1. MANUFACTURED HOUSING

- A. **Intent:** It is the intent of this ordinance to encourage the provision of alternative modest income housing in general residential areas by permitting the use of TYPE I Manufactured Homes, as defined herein, in all districts in which similar dwellings constructed on site are permitted, subject to the requirements and procedures set forth herein to assure acceptable similarity in exterior appearance between such TYPE I Manufactured Homes and dwellings that have been or might be constructed under these and other lawful regulations on adjacent or nearby lots in the same district.

It is the further intent of this ordinance to encourage the provision of alternative modest income housing in certain residential areas by permitting the use of TYPE II and TYPE III Manufactured Housing and Mobile Homes, as defined herein, in certain specified districts, when they are shown to meet the requirements and procedures set forth herein.

- B. **Permitted Placement:** The establishment, location, and use of manufactured homes as permanent residences approved individually, by specific materials, or by design, shall be permitted in any zone permitting installation of a dwelling unit, subject to requirements and limitations applying generally to such residential use in the district, and provided such homes shall meet the following requirements and limitations:
1. the dwelling shall meet the appropriate Exterior Appearance Standards, as hereinafter set forth in Section 12-1-2;
  2. the dwelling shall be sited in a district where such use is permitted in the Schedule of Uses, as hereinafter set forth in Section 15-3 of Chapter 15 of the Town of Burns Harbor Town Code also known as the Town of Burns Harbor Zoning Ordinance;
  3. the dwelling shall receive all required permits and conform with the Comprehensive Plan and other ordinances of Burns Harbor.

- C. **Non-Conforming Homes:** A manufactured or mobile home placed and maintained on a tract of land and deemed to be a legal non-conforming use prior to the adoption of this ordinance, shall continue to be a legal non-conforming use. If the non-conforming use is discontinued, or upon the expiration of the purpose for which placement was permitted, the land thereafter must be used in conformity with all provisions of the ordinance.
  
- D. **Replacement of Non-Conforming Homes:** Thereafter, upon application to the designated administrator and subsequent approval thereof, a manufactured or mobile home, deemed a legal non-conforming use, may be replaced by a manufactured home, provided the replacement is of an equal or a higher type, as specified in Section 12-1-2 of this ordinance, (Exterior Appearance Standards. Equal or higher type means that a mobile home may be replaced with a TYPE I, II, or III Manufactured Home or another mobile home; a TYPE III Manufactured Home could be replaced with a TYPE I, II, or III Manufactured Home; a TYPE II Manufactured Home could be replaced with a TYPE I or II Manufactured Home; a TYPE I Manufactured Home could be replaced with another TYPE I Manufactured Home.

12-1-2. **STANDARDS**

- A. **Manufactured Home Classification:** Manufactured homes shall be classified as to acceptable compatibility or similarity in appearance with site-constructed residences, as follows:
  - 1. A *Type I Manufactured Home* shall meet the following standards:
    - a. **Dwelling Size:** A Type I Manufactured Home must meet the minimum dwelling size as specified in Chapter 15, Section 4 known as the *Town of Burns Harbor Zoning Ordinance* and published in the *Town of Burns Harbor Town Code*;
    - b. **Foundation:** A Type I Manufactured Home must be placed onto a permanent foundation;
    - c. **Perimeter Enclosure:** A Type I Manufactured Home must utilize a permanent perimeter enclosure in accordance with approved Installation Standards, as specified in Section 12-1-3;
    - d. **Anchoring System:** A Type I Manufactured Home must be anchored to the ground, in accordance with the One and Two Family Dwelling Code and to the manufacturer's specifications;
    - d. **Transport Equipment Removed:** A Type I Manufactured Home must have wheels, axles, and hitch mechanisms removed;

- e. **Utility Connection:** A Type I Manufactured Home must have utilities connected, in accordance with the One and Two Family Dwelling Code and manufacturer's specifications;
  - f. **Exterior Siding:** A Type I Manufactured Home must have siding material of a type customarily used on site-constructed residences (*the building commissioner may compile a list of approved materials meeting the compatibility test*); and
  - g. **Roof Design and Material:** A Type I Manufactured Home must have roof with a pitch of 4/12 and roofing material of a type customarily used on site-constructed residences (*the building commissioner may compile a list of approved materials meeting the compatibility test*).
2. A Type II Manufactured Home shall:
- a. **Dwelling Size:** A Type II Manufactured Home must meet the minimum dwelling size as specified in Chapter 15, Section 4 known as the *Town of Burns Harbor Zoning Ordinance* and published in the *Town of Burns Harbor Town Code*;
  - b. **Support System:** A Type II Manufactured Home shall be placed onto a support system, in accordance with approved Installation Standards;
  - c. **Foundation Enclosure** A Type II Manufactured Home shall be enclosed with foundation siding/skirting, in accordance with approved Installation Standards;
  - d. **Anchoring:** A Type II Manufactured Home shall be anchored to the ground, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards;
  - e. **Utility Connection:** A Type II Manufactured Home shall have utilities connected in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards;
  - f. **Siding Material:** A Type II Manufactured Home shall have siding material of a type customarily used on site-constructed residences (*the Building Commissioner may compile a list of approved materials meeting the compatibility test*); and
  - g. **Roofing Material:** A Type II Manufactured Home shall have roofing material of a type customarily used on site-constructed residences (*the Building Commissioner may compile a list of approved materials meeting the compatibility test*).

3. A Type III Manufactured Home shall:
  - a. **Dwelling Size:** A Type III Manufactured Home must meet the minimum dwelling size as specified in Chapter 15, Section 4 known as the *Town of Burns Harbor Zoning Ordinance* and published in the *Town of Burns Harbor Town Code*;
  - b. **Support System:** A Type III Manufactured Home shall be placed onto a support system, in accordance with approved Installation Standards;
  - c. **Foundation Enclosure:** A Type III Manufactured Home shall be enclosed with foundation siding/skirting, in accordance with approved Installation Standards; and,
  - d. **Anchoring:** A Type III Manufactured Home shall be anchored to the ground, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards.
  
4. A Mobile Homes: For purposes of determining appropriateness for placement, mobile homes shall:
  - a. **Dwelling Size:** Mobile homes shall have more than eight hundred (800) square feet of occupied space;
  - b. **Support System:** Mobile homes shall be placed onto support system, in accordance with approved Installation Standards;
  - c. **Foundation Enclosure:** Mobile homes shall be enclosed with foundation siding/skirting, in accordance with approved Installation Standards;
  - d. **Anchoring:** Mobile homes shall be anchored to the ground, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards;
  - e. **Utility Connection:** Mobile homes shall have utilities connected, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards; and,
  - f. **One Mobile Home Per Parcel:** Only one mobile home, as defined by this ordinance, may be placed on a single parcel of property except in a Mobile Home Park approved in accordance with this chapter.

12-1-3. **INSTALLATION STANDARDS**

- A. **Permanent Perimeter Enclosure:** Those manufactured homes designated in the zoning ordinance as requiring a permanent perimeter enclosure must be set onto

an excavated area, with foundations, footings and crawl space or basement walls constructed in accordance with the terms of the One and Two Family Dwelling Code. The space between the floor joists of the home and the excavated underfloor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).

- B. Foundation Siding/Skirting (for temporary structures):** All manufactured or mobile homes without a permanent perimeter enclosure shall have an approved foundation siding/skirting enclosing the entire perimeter of the home. Foundation siding/skirting and back-up framing shall be weather-resistant, non-combustible or self-extinguishing materials, which blend with the exterior siding of the home. Below grade level and for a minimum distance of six (6) inches above finish grade, the materials shall be unaffected by decay or oxidation. The siding shall be installed in accordance with manufacturer's recommendations or approved equal standards.

The siding shall be ventilated by openings, which shall have a net area of not less than one and one-half (1 1/2) square feet for each twenty-five (25') linear feet of exterior perimeter. The openings shall be covered with corrosion resistant wire mesh not larger than one half (1/2") inch in any dimension. The underfloor area shall be provided with an eighteen (18") inch by twenty-four (24") inch minimum size access crawl hole, which shall not be blocked by pipes, ducts, or other construction interfering with the accessibility of the under floor space, or other approved access mechanism.

- C. Support Systems - Type I Manufactured Homes:** All HUD-Code TYPE I Manufactured Home load-bearing foundations shall be installed in conformance with the regulations in the One and Two family Dwelling Code and with the manufacturer's installation specifications.
- D. Support Systems - Type II and III Manufactured Homes and Mobile Homes:** All HUD-Code TYPE II and III Manufactured Homes and all Mobile Homes not placed on a permanent foundation, shall be installed on a support system in conformance with the manufacturer's installation specifications or with the Support Systems regulations in the ANSI/NFPA 501 A 1977 Installation Standards.
- E. Support Systems - Mobile Homes:** All Mobile Home foundations shall be installed in conformance with the regulations in the One and Two Family Dwelling Code and with the manufacture's installation specifications.

#### 12-1-4. PERMITS

All permits, specified by the Burns Harbor Town Code, are required before installing, erecting or occupying a manufactured house or mobile home.

12-1-5. **MOBILE HOME PARK**

- A. **Existing Mobile Home Park (Subdivision):** Any mobile home park which existed upon the effective date of this ordinance shall be regarded as a conforming use and may be continued, except that any change in layout and/or expansion shall be in conformance with this ordinance.
- B. **Zoning Districts:** A Mobile Home Park may be located on land zoned R-3.
- C. **Application Procedure:** A Mobile Home Park shall be platted in full accordance with the provisions of Chapter 14, known as the *Town of Burns Harbor Subdivision Control Ordinance* and published in the *Town of Burns Harbor Town Code*.

12-1-6. **LICENSE TO OPERATE**

- A. At such time as the total number of mobile home spaces within the Town exceeds 160:
  - 1. No mobile home park shall be operated within the Town unless the operator thereof shall first have obtained a License to Operate from the Town of Burns Harbor. The Town Council shall not grant a License to Operate for such mobile home park ***unless the operator presents to the Town proof of compliance with the provisions of Indiana Code 16-41-27, as may be amended from time to time, including a valid license to operate issued by the State Department of Health***, and demonstrates that all requirements set forth in this Ordinance shall have been complied with to the satisfaction of the Town. Licenses to Operate shall be renewed annually by the Town Council in the month of June.  
*(Ordinance 212, March 5, 2008)*
  - 2. Mobile home park operators shall apply for License to Operate and pay to the Town Clerk-Treasurer the yearly fee on or before May 10 of each year in accordance with the following schedule:
    - a. For mobile home parks with:
      - 2 to 49 mobile home spaces \$250 plus \$10.00 per mobile home space.
      - 50 to 100 mobile home spaces \$500 plus \$10.00 per mobile home space.
      - 101 to 500 mobile home spaces \$750 plus \$10.00 per mobile home space.
      - 501 to 1,000 mobile home spaces \$1,000 plus \$10.00 per mobile home space.

3. Each License to Operate for a mobile home park shall be paid to the Town Clerk-Treasurer by certified check or United States money order in the amount of the license fee only and any license fee, or any part thereof, shall not be refunded after the License to Operate has been approved by the Town Council.

12-1-7. **COMPLIANCE INSPECTION**

- A. **Yearly Inspection:** The Town Building Commissioner shall inspect each mobile home park and all accommodations and facilities therewith at least once each year for the purpose of determining compliance with the provisions of this ordinance.
- B. **Report to the Town Council:** The Town Building Commissioner shall report the findings of his inspection to the Town Council prior to the time that body reviews the mobile home development and grants a renewal of its license.
- C. **Entrance to Premises:** The Town Building Commissioner is hereby granted the power and authority to enter upon the premises of such mobile home park at any reasonable time for the purposes herein set forth. He is further empowered to certify to the State Board of Health of the State of Indiana or any other licensing agency, the fact that a park is being constructed, or that an operator is in violation of this ordinance.

12-1-8. **ENVIRONMENTAL REQUIREMENTS - GENERAL**

- A. **Specifications:** Every park to be constructed under the provisions of this ordinance shall provide for the following, in the manner hereinafter specified. All land proposed for mobile home parks shall be:
  1. Adequately protected against flooding.
  2. Not subject to any hazard or nuisance such as excessive noise, vibration, smoke, toxic matter, radiation, heat or glare.
  3. Not subject to any source of pollution, such as drainage from garbage disposal areas.
  4. Not subject to any adverse influence from adjoining streets and areas.
  5. The tract of land involved shall be of an area of not less than twenty (20) acres.

12-1-9. **DESIGN STANDARDS**

All mobile home parks in the Town of Burns Harbor shall be designed according to the following standards and requirements.

- A. **Separations:** Separations between Mobile Home Stands
1. Mobile home stands: Mobile home stands shall be separated from each other end to end and from other buildings and structures by at least twenty (20) feet. When such stands are situated side by side, the sum of the maximum and minimum distances when divided by two shall be a minimum of twenty (20) feet.
  2. Expansion or Re-Arrangement: No expansions or re-arrangement of a mobile home stand including enlargement of a mobile home or accessory structures shall reduce the minimum distance between stands as set forth in the preceding paragraph.
  3. *Water Supply*
    - a. Every park shall have a water supply system capable of providing a sufficient supply of potable water under adequate pressure, to water supply facilities for mobile homes, service buildings, fire hydrants, drinking fountains and other accessory facilities, as required by this code for the well system shall be designed, constructed and maintained in accordance with the State Standards of the Indiana State Board of Health and the Porter County Board of Health.
    - b. Where a public water supply system is available, the park water supply system shall be connected thereto. A public water system shall be deemed available when such system is within 500 feet of the park, measured along a street or other public easement, and a connection may be made lawfully thereto. No private water supply system shall be cross-connected with any public water supply system.
  4. *Sewage Facilities:* Every park shall have a sewage system sufficient to collect and dispose of all sanitary wastes in accordance with the standards of the Indiana State Board of Health and the Porter County Board of Health.
  5. Electrical Distribution System: Every park shall contain an electrical wiring system consisting of approved wiring, fixtures, equipment and appurtenances, which shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All parts of the Park Electrical Distribution System shall conform with approved standards for safety to life and property and with accepted engineering practices.
  6. Underground Utilities: All utilities including electricity, television, radio and telephone transmission shall be installed underground in accordance with acceptable construction standards. No television or radio antennae other than one (1) centrally located master antenna will be allowed in the park. Such plans for underground installation shall be reviewed by the Town Engineer to ensure that such plans are in accord with acceptable engineering standards.

7. Entrance Treatment: Each mobile home park will be provided with suitable entranceway(s) which are landscaped and which clearly indicate the name of the mobile home park development. Adequate illumination shall be required at all entranceways to enhance night visibility.
8. Clustered Units: In the overall design of the site plan for each mobile home park, special consideration shall be given to clustering mobile home stands to create common areas of open space and interior pedestrian circulation to the major clubhouse or recreational facilities.

9. *Site Drainage*

- a. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- b. No mobile home park shall be so located that the drainage of the area will endanger any water supply. All such mobile home parks shall be well drained and shall be located in areas free from ponds, swamps and similar places in which mosquitoes may breed. No waste water from mobile homes shall be deposited on the surface of the ground.
- c. No mobile home park will drain surface water on to adjacent properties when such are not part of the natural drainage system of the area. In areas which are susceptible to high water table and periodic flooding, consideration shall be given to providing surface water retention basins, which retention basins may be on-site or off-site. Retention basins shall be maintained at a minimum depth of four (4) feet and free of weeds, debris, pests, pollution or other health hazards.

10. *Soil and Ground Cover*

- a. Exposed ground surfaces in all parts of every mobile home park shall be paved or permanently landscaped with a plant material that is capable of preventing soil erosion and the emanation of dust during dry weather.
- b. Where the topography has a slope of twenty-five percent (25%) or more, a rip wall cribbing or other approved system of soil and slope stabilization shall be installed and maintained.

11. *Physical Hazards*

- a. Adequate protective barriers shall be provided and maintained where there is a slope in excess of forty-five (45°) degrees and a change in elevation of six feet. Such barriers may include, but are not limited to, continuous shrubs or fences.

12. *Setbacks, Buffer Strips and Screening*

- a. All mobile home stands shall be located at least sixty (60) feet from any mobile park property boundary line abutting upon a public street or highway and at least thirty (30) feet from other boundary lines.
- b. To encourage landscape planting rather than solid fencing, all mobile home parks shall be provided with a buffer strip at least fifteen (15) feet wide along all property lines except property lines abutting public or private streets or highways. Where effective visual barriers do not already exist along such property boundary lines, the buffer strip shall be furnished with screening at least six feet high. Screening shall be accomplished with a compact growth of shrubs, hedges, evergreens or other planting designed to serve as an effective, year-round visual screen. A tight security fence at least five feet high shall be furnished in addition to screening.

13. *Shade Trees*

The landscaping plan for each mobile home park shall include at least one tree on each lot. Where only one tree is used, it shall be located to provide shade for the patio area. Existing trees may be retained, but newly planted trees shall not be of the following or any other brittle wood or species subject to extreme vulnerability from insects or diseases: elms, willow, poplars, box elders, soft maple and blackberry. All trees shall be at least one and one-half inch (1-<sup>o</sup>) caliper when planted in new parks.

14. *Recreation Area*

Each mobile home park shall contain suitable space devoted to recreational facilities. The space to be provided for recreation shall be based on the formula of one (1) acre per each one hundred residents anticipated, but in no case shall less than eight percent (8%) of the gross site area be devoted to recreation facilities and meaningful open spaces of at least one acre each. Buffer strips on the periphery of the development or surface water retention basins shall not be included in this calculation of required recreation space. All such recreational facilities shall be centrally located and be located away from traffic hazards. Provision of adult and tot lot recreational opportunities is encouraged.

15. *Off Street Parking*

Off street parking shall be provided in all parks for the use of park occupants and their guests. A minimum of two (2) off street parking spaces shall be provided on each mobile home space. Additionally, off street parking spaces for guest parking and delivery services shall be provided conveniently throughout the mobile home parks at a minimum rate of one for every four (4)

mobile home stands. Parking bays and driveways shall be so located as to provide convenient access to mobile homes. All parking areas shall be paved.

## 16. *Thoroughfare and Circulation System*

### a. General

- 1) All parks shall provide safe, continuous and convenient vehicular access from public streets or roads to each mobile home space. For purposes of this ordinance, all such streets shall hereinafter be referred to as the "Park Street System" and shall be maintained by the owner/owners.
- 2) No part of the park street system shall supply access to abutting property except for future expansion of the mobile home park.
- 3) Public streets may be platted and built through mobile home parks so long as they meet the requirements of the Zoning Ordinance, and the requirements herein.
- 4) Where streets already dedicated are wholly or partially within a mobile home park they may be platted and built according to the requirements of the Subdivision Control Ordinance or such streets may be left vacant. No mobile home spaces, recreation areas, parking areas, service areas or the like may be placed on the dedicated streets.

### b. Entrance Roads

- 1) All mobile home parks shall have at least two entrance roads connecting the park street systems with a public street or road.
- 2) Where entrance roads connect to the same public street or road, there shall be a minimum center-to-center spacing of two hundred (200) feet between such entrance roads.
- 3) The first one hundred and fifty (150) feet of this road connecting to a public street shall be a minimum of forty-eight (48) feet in width for mobile home parks less than forty (40) acres in size. The first two hundred and twenty-five (225) feet of this road connecting to a public street shall be a minimum of forty-eight (48) feet in width for mobile home parks whose size is in excess of forty (40) acres.

### c. Interior Park Streets

- 1) All interior streets in the park street system which function as collector streets shall have a minimum unobstructed driving width of thirty (30) feet, not including curbs and sidewalks, with parking prohibited on both

sides. All interior streets in the park street system which function as minor streets shall have a minimum unobstructed driving width of twenty-six (26) feet not including curbs and sidewalks and with parking prohibited on both sides.

- 2) Dead-end streets shall be limited in length to five hundred (500) feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least seventy (70) feet.
  - 3) One-way streets are prohibited.
- d. Street Construction and Design Standards: All streets shall be provided with six inch Portland Cement Concrete or two inches of asphaltic concrete on top of six inches of compacted stone or slag aggregate base. Such specification shall be reviewed by the Town Engineer prior to actual construction to ensure proper specifications have been used.
  - e. Grades: Grades of all streets shall be sufficient to insure efficient surface drainage, but shall not be more than eight percent (8%) or less than 0.3%.
  - f. Intersections: Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. A distance of at least one hundred and fifty (150) feet shall be maintained between centerlines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.
  - g. Temporary Street Approval: The Town Council may, upon request from the developer, permit a temporary gravel street, covered with an approved dust sealer for a period not to exceed twelve months from the date of occupancy. In the event the developer, owner or lessee fails to install the streets as required within this period, he will be subject to the penalty provisions of this ordinance.
  - h. Required Pedestrian Access: All parks shall provide safe, convenient four inch thick, (not less than three foot wide) Portland Cement Concrete walkways not less than three foot wide for pedestrian access between each mobile home space and all required open areas, community structures and facilities.
  - i. Required Illumination of Park Street Systems: All parks shall be furnished with sufficient electrical systems and lighting units at the developer's expense, so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night.
    - 1) All parts of the Park Street System: 0.3 foot candle average with a minimum of 0.2 foot candle.

- 2) Potentially hazardous locations such as major street intersections and steps or stepped ramps individually illuminated with a minimum of 0.4 foot candle.

17. *Alterations and Additions*

- a. All buildings, plumbing, heating, air-conditioning and electrical alterations or repairs in mobile home parks and individual mobile homes, shall be made in accordance with applicable local regulations and ordinances including the Building Code.
- b. No permanent additions shall be built onto or become part of any mobile home.

18. *Required Anchorage*

All mobile homes shall be anchored in an approved manner at each corner of the structure to gain maximum protection against high velocity winds.

19. *Storage Structures*

- a. Small storage structures are permissible within ten feet of mobile homes provided they are:
  - 1) Not larger than approximately ten feet by ten feet in floor plan by eight feet in height.
  - 2) Constructed entirely of fireproof materials such as sheet metal.
  - 3) Capable of being completely and easily disassembled and are readily portable.
  - 4) Used only for storage purposes.
  - 5) Not attached to a trailer or used as an auxiliary room or otherwise used for dwelling or living purposes.
  - 6) So constructed and maintained that a rat harborage is not created.
- b. Small storage cupboards not larger than six feet high and six feet long, if neatly and substantially constructed shall also be considered permissible within ten feet of mobile homes even when constructed of non-fireproof materials provided they are:
  - 1) Serviced without walking into the structure.

- 2) Equipped with shelves so arranged as to prevent a person stepping or walking into the structure.
  - 3) Horizontal depth of structure not greater than approximately thirty (30) inches (average adult arm length) in order that the rear portion of shelves can be serviced from a position outside the structure.
  - 4) Do not create a rat harborage.
  - 5) Placed no closer than fifty (50) feet from any street.
- c. A larger storage area shall be provided by the developer to accommodate such things as boats, travel trailers and other similar items of personal property. Such area shall be completely screened from view so that no item or personal property which could be storage would be observable from within or outside the mobile home park. The size of such storage area shall be based upon the formula of forty (40) square feet per each mobile home dwelling unit.

## 20. *Fire Protection*

Where a public water supply system with a water main of six inches or larger is available, all mobile home parks shall provide the following water supply facilities:

- a. The system shall permit the operation of a minimum of two 1-1/2" hose streams on a fire in any mobile home, service building or other accessory structure in the park.
- b. Hydrants shall be located within five hundred (500) feet of such structures and shall be of a type prescribed by the Town of Burns Harbor.
- c. Water supply and associated facilities shall be sufficient to provide a delivery of at least seventy-five (75) gallons per minute at each of the two nozzles, held four feet above the ground, at a flowing pressure of at least twenty pounds per square inch when measured at the highest elevation in the park.
- d. Officials designated by the Town Council of the Town of Burns Harbor certify that such standards have been met before granting of Certificate of Occupancy by the Building Commissioner.
- e. All applicable fire codes and regulations of the State of Indiana, Porter County and the Town of Burns Harbor shall be met by a developer of any mobile home park.

## 21. *Fuel Supply*

All fuel piping, fuel distribution systems and fuel storage systems shall be subject to the plumbing codes of the Administrative Building Council of the State of Indiana, the State Fire Marshal and the Town of Burns Harbor. All such systems shall be installed underground.

- 12-1-10. **REQUIRED RULES AND REGULATIONS:** The following rules and regulations shall be a part of all mobile home park regulations; and said rules and regulations shall be posted conspicuously in the park; and said rules and regulations shall be enforced by the holder of the park license as a condition of that privilege.
- A. **Storage Tanks:** No outdoor storage tanks shall be permitted.
  - B. **Underpinning:** Underpinning shall be required on all mobile homes.
  - C. **Junk Vehicles:** No vehicles may be kept on any lot except on a paved driveway set aside for that purpose. No inoperative, unlicensed or junk vehicle may be kept within the park.
  - D. **Trailers/Vehicles and Other Equipment:** No boat, boat trailer, travel trailer, utility trailer or the like may be kept on an individual mobile home space.
  - E. **Clothes Lines:** No clothes lines are permitted.
  - F. **Fences:** No fences are permitted except as required by this ordinance.
  - G. **Advertising Signs:** No advertising signs are permitted.
  - H. **Open Burning:** No open burning is permitted within the park.
  - I. **Storage:** No space shall be used for the storage or keeping of garbage, trash, junk, refuse or other offensive material except that which is kept in twenty gallon sanitary containers with tight fitting lids and which is screened from view in all directions.
  - J. **Nuisances:** No nuisances such as excessive heat, glare, vibration, smoke, toxic matter, radiation and fire or explosive hazards shall be permitted within the park.
  - K. **Noise:** Loudhalers, public address systems, public paging systems, loudspeakers and other devices which create noise in any mobile home park are prohibited.
  - L. **Park Rules:** Rules are regulations which are more restrictive than the required rules and regulations above shall be considered as fulfilling the provisions of this Section.

12-1-11. **PENALTIES**: Any person who violates any provision of this ordinance, or any provision of any regulation adopted by the Town Building Commissioner pursuant to authority granted by this Ordinance, shall upon conviction, be punished by a fine of not less than \$10.00 nor more than \$2,500.00 for each offense. Each day's failure of compliance with any such provision shall constitute a separate violation.