

ORDINANCE NO. 381

AN ORDINANCE ESTABLISHING STANDARDS AND REGULATIONS GOVERNING THE LOCATION OF MOBILE HOMES WITHIN THE TOWN OF MILLS; RESTRICTING LOCATION OF MOBILE HOMES; ESTABLISHING REQUIREMENTS FOR LOCATION OF MOBILE HOMES; ESTABLISHING SETBACK AND MINIMUM AREA REQUIREMENTS; REQUIRING OFF-STREET PARKING; REQUIRING ANCHORS, TIEDOWNS, SKIRTING, OR FOUNDATIONS; REQUIRING INSPECTIONS PRIOR TO OCCUPANCY; REPEALING CONFLICTING ORDINANCES; ESTABLISHING A PENALTY FOR VIOLATIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, mobile homes are presently located in the Town of Mills in one of three ways: (1) a single mobile home located on one platted lot of record; (2) a mobile home located in a mobile home park; and (3) a mobile home or multiple numbers of mobile homes combined with standard construction homes located on one lot, not in a mobile home park. The latter situation exists where mobile homes are set side by side on a platted lot or where the rear portion of two platted lots has been separated for an additional mobile home creating three mobile or conventionally built homes on two lots; and

WHEREAS, it is deemed necessary for the preservation of the safety, health, life, and general welfare of the residents of the Town of Mills that regulations be established governing the location of mobile homes within the Town to provide adequate minimum area requirements, utilities, wind protection, and inspections thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING:

Section 1. Section 18.04.030 of the Mills Municipal Code, entitled "Definitions" shall be amended by adding thereto the following definition: MOBILE HOME PARK-- ESTABLISHED: Any mobile home park licensed by the Town prior to June 1, 1981, and operating under the requirements of said license. Any such mobile home parks shall comply with the requirements of the license and all other applicable codes and requirements.

Section 2. Section 18.08.045 of the Mills Municipal Code shall be created as follows:

SECTION 18.08.045
MOBILE HOMES

A. Standards Governing All Mobile Home Locations. All mobile homes located in the Town of Mills shall be located to comply with the following minimum standards:

1. Each mobile home must be supported on pins or blocking constructed of masonry, block, brick, or concrete and must be skirted with a waterproof, rigid, durable skirting material.

2. Each mobile home shall be equipped so as to permit access to utility connections. All skirting shall be provided with a door or panel to permit ready access to utility connections.

3. Each mobile home shall be anchored with tiedowns meeting the minimum standards as set in Section 15.16.190 of the Mills Municipal Code or their equivalent.

4. All water, sewer, electrical, and natural gas connections shall be inspected and approved by the supplying utility prior to use.

5. All appurtenant construction such as decks, walks, steps, handrails, sheds, accessory buildings and other similar construction is subject to the applicable building code regulations adopted by the Town.

6. No mobile home shall be moved, located, or relocated within the Town of Mills without having first secured a written permit for the movement, location, or relocation of said mobile home from the Town Clerk.

7. No mobile home located within the Town of Mills shall be permanently occupied unless inspected by the Town Building Inspector.

B. Location of Mobile Homes Restricted. No mobile home shall be located, placed, or installed at any location within the Town of Mills except as follows:

1. A single mobile home, if it is the only principal building on a single lot of record, may be located in an Established Residential (ER) District or in a Developing Mobile Home District--Single Lot District (D-MH) if the location of the mobile home meets all other requirements of that District.

2. A mobile home may be located in an established mobile home park provided the established mobile home park meets all licensing requirements and all other applicable regulations and codes.

3. A mobile home may be located in a developing mobile home park in a Developing Mobile Home District (D-MH).

4. A mobile home may be located where permitted by the Town as security quarters in an Industrial District as provided for in Section 10.08.030 of the Mills Municipal Code.

5. No mobile home shall be located within 10 feet of any other building on the same or adjacent lot.

6. A mobile home may be located as a Non-Conforming Use on one platted lot of record together with other principal buildings only where a mobile home has been located continuously on said lot and the lot space where the mobile home is to be located has not been vacant for 180 or more consecutive days since June 1, 1981. If the space on which the mobile home is to be located has been vacant for a period of 180 or more consecutive days since June 1, 1981, then the location of a mobile home together with other mobile homes or buildings on one platted lot is prohibited.

Any mobile home located as a Non-Conforming Use as provided above, shall meet all other requirements for the location and establishment of mobile homes in this Ordinance and must, in addition:

(i) Provide a minimum of two 10' x 20' off-street parking spaces for each Non-Conforming mobile home on the same lot or lots on which the mobile home is located.

If off-street parking for a non-conforming mobile home is provided between the dedicated street or right of way and the non-conforming mobile home, then the distance between the dedicated street or right of way and the hitch or wall, if there is no hitch, of the non-conforming mobile home must be at least 20 feet.

(ii) No non-conforming mobile home shall be located within 10 feet of any dedicated alley right of way line, and the 10 feet setback area shall not be used for off-street parking.

Section 3. Penalty for Violation. Any person, firm, or corporation violating any of the provisions of this Ordinance is guilty of a misdemeanor and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Ordinance is committed, continued, or permitted. Any person found guilty of violating any of the provisions of this Ordinance shall be fined in any sum deemed appropriate by the Municipal Court of the Town of Mills not to exceed \$750 for each separate violation.

Section 4. Repeal of Conflicting Ordinances. All existing Ordinances or parts of Ordinances of the Town of Mills are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance. Specifically, all those portions of Ordinance No. 140 appearing in the Mills Municipal Code as Title 16 "Trailer Coach Parks" are repealed; and Sections ⁶7, 8, and 9 of Ordinance No. 103 together with Section 1 of Ordinance No. 212, and Section 1 of Ordinance No. 286 appearing in the Mills Municipal Code as Sections 15.04.060, 15.04.080, and 15.04.090 are herewith repealed.

Section 5. Separability of Provisions. It is the intention of the Town Council that each separate provision of this Ordinance shall be deemed independent of all other provisions herein, and it is further the intention of the

Town Council that if any provision of this Ordinance be declared invalid for any reason that all other provisions hereof shall remain valid and enforceable.

Section 6. Effective Date. This Ordinance shall be in full force and effect ten days following its passage and approval on Third and Final Reading.

PASSED and APPROVED on FIRST READING the 6th day of January, 1988.


PASSED and APPROVED on SECOND READING the 10th day of February, 1988.

PASSED, APPROVED and ADOPTED on THIRD and FINAL READING the 6th day of April, 1988.

TOWN OF MILLS, a Municipal Corporation

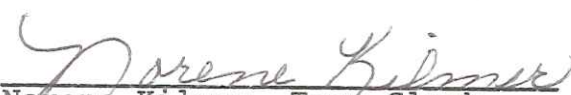
By 
Alan Sword, Mayor

Attest:


Norene Kilmer, Clerk
Town of Mills

I, Norene Kilmer, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 381, entitled "MOBILE HOME ORDINANCE". Passed on Third Reading by the Town Council of the Town of Mills, Wyoming, at a regular meeting held at the Council Chambers on the 6th day of April, 1988.

(Seal)


Norene Kilmer, Town Clerk

I, regularly appointed, duly qualified and acting Town Clerk of the Town of Mills, Wyoming, do hereby certify that signed, attested, sealed and certified copies of this Ordinance No. 381 approved and passed as certified above, were, following its passage by the Town Council, posted in the Town

Clerk's office and the Mills Post Office for a period of ten (10) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming, on the 25th day of April, 1988.

(Seal)


Norene Kilmer, Town Clerk