

## **CHAPTER 16 MOBILE HOMES**

16.01	Definitions
16.02	Location of Mobile Homes
16.03	Regulations and Permits
16.20	Penalties

### **16.01 DEFINITIONS**

Whenever used in this ordinance, unless a different meaning appears from the context:

(1) Mobile home means a manufactured, transportable or non-transportable, single family dwelling unit suitable for year-round occupancy, containing water supply, waste disposal and electrical convenience, and is ready for occupancy, except for minor and incidental unpacking and assembly operations at the site; and as defined in Wisconsin Statutes, Chapter 66, Section 66.0435(1)(d).

(2) Mobile home lot means a parcel of land for the placement of single mobile home and the exclusive use of its occupants.

(3) Town Board means the Town Board of the Town of Center, Outagamie County, Wisconsin.

(4) Foundation means a permanent foundation which can be a slab on grade of impervious material or a foundation of four foot minimum depth below grade.

### **16.02 LOCATION & REGULATIONS OF MOBILE HOMES:**

(1) It shall be unlawful for any person to park any mobile home on any public roadway or other public place, or on any tract of land owned by any person, except as authorized by a permit granted by the Town of Center, as provided in the following sections.

(2) The Town Board may issue a special written permit allowing the location and occupancy of a mobile home anywhere in the Township upon a showing of hardship or immediate necessity by the applicant. The permit shall be issued for a period not to exceed six months for one premises in any twelve month period and not for more than one mobile home on any one premises.

(3) A mobile home shall also be permitted in a mobile home park which has complied with all of the Outagamie County Ordinances governing the establishment of mobile home parks.

(4) In that portion of the Township zoned for agricultural use, a person may prepare a one-acre site owned by such person to accept a mobile home so that when the mobile home is installed thereon, the entire parcel shall be taxed as real estate under the following conditions:

(a) The mobile home shall be attached to a permanent concrete foundation constructed to a depth below the frost line.

(b) The Town Building Inspector shall make one additional inspection of the parcel to see that all agreed work on the parcel has been completed before the mobile home is moved on to the site.

(c) Application for the permit shall be made to the Town Building Inspector and shall be accompanied by an inspection fee as set by Town Board resolution.

(d) All mobile homes shall have a minimum of 600 square feet of interior living space.

(e) Each mobile home shall have its own onsite sewage disposal facilities, consisting of a conventional septic system, mound system, or holding tank, which are lawfully permitted as required to comply with state, county, and local law, ordinances, and regulations.

## **16.20 PENALTIES AND ENFORCEMENT**

Any person who shall violate any provision of this Ordinance shall, upon conviction thereof, forfeit not less than \$5.00 nor more than \$500.00, together with the costs of prosecution; each day's failure of compliance with any such provision shall constitute a separate violation. Additionally failure to comply with the requirements of this Ordinance may be enforced by injunctive relief obtained from the Circuit Court for Outagamie County which may include but not limited to an order terminating occupancy until compliance with this Ordinance is established.