

**CHAPTER 10**  
**MOBILE HOMES**

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## CHAPTER 10

### MOBILES HOMES

#### **SECTION 10-1. DEFINITIONS.**

As used in this chapter:

- A. **MOBILE HOME.** A dwelling structure in one or more sections, not more than fifteen (15) years of age, built on a steel chassis and fitted with wheels that is intended to be hauled to a usually permanent site and which contains plumbing, heating, and electrical systems within the structure and when erected on site, may be used with or without a permanent foundation as a family dwelling. (Amended 05-08-07 – Ord. 2007-01)
- B. **MOBILE HOME LOT:** A specific area of land within the Howell Town boundaries to accommodate one mobile home.
- C. **ADDITION:** Any habitable structure added, connected or attached to the mobile home.
- D. **ATTACHMENT:** Any cover attached to the mobile home used for a carport, patio or awning; any structure used for storage if attached or connected to the mobile home.

#### **SECTION 10-2. GENERAL PROVISIONS.** (Changed 05-08-07 – Ord. 2007-01)

- A. The mobile home shall be located on the lot in accordance to Chapter 9, Section 9, paragraph 7A of this code and fifty (50) feet from any other habitable building.
- B. No occupied mobile home shall be located anywhere within the Howell Town except as a single family dwelling and a landowner can only provide a single space for one mobile home as an installation for an employee of a landowner or members of the immediate family of land owner within the town, i.e., parents, children, brothers, and sisters; or on property owned by an individual who shall occupy the mobile home as a primary or secondary residence. (Amended 05-08-07 – Ord. 2007-01)
- C. If the mobile home is placed on a permanent foundation, such structure shall be regulated as conventional housing and shall meet all applicable building codes and ordinances of the Town. (Added 05-08-07 – Ord. 2007-01)
- D. A mobile home placed on a landowner's property prior to the establishment of this ordinance that is greater than fifteen (15) years of age and that was in compliance with the Town's building codes and Section

10-7 of this Chapter at the time of this ordinance or a mobile home that was placed on a landowner's property that was less than 15 years old and later becomes older than 15 years old, shall be an exception to the fifteen (15) year requirement set forth above in Section 10-1(A). (Added 05-08-07 – Ord. 2007-01)

- E. If the mobile home as defined in Section 10-2(D) is removed from the premises pursuant to Section 10-7(C)(D), it may be replaced upon the premises when such deficiencies are corrected and conforms to the requirements of Section 10-8(A) .(Added 05-08-07 – Ord. 2007-01)
  
- F. If the mobile home as defined in Section 10-2(D) is removed from the premises for any reason other than the repair of deficiencies, then the “grandfather” protection afforded thereby shall terminate. (Added 05-08-07 – Ord. 2007-01)

**SECTION 10-3. PERMIT.**

- A. Permit required. A building permit is required for plumbing and electrical connections.
  
- B. Application for a permit. A building permit application can be obtained from the town clerk.
  
- C. Documents to accompany a building permit application:
  - 1. Permit to construct a sewage disposal system approved by the Bear River District Health Department.
  
  - 2. Plot plan showing location of mobile home on property.
  
  - 3. Water connection approval from the town or approved application from the State Engineer.

**SECTION 10-4. FEES.**

The fees for the building permit for the electrical and plumbing connections shall be fixed from time to time by resolution by the town council.

**SECTION 10-5. ADDITIONS AND ATTACHMENTS**

Any addition or attachment to a mobile home shall meet the existing building codes and ordinances of the town.

**SECTION 10-6. ADDITIONAL REQUIREMENTS.**

- A. Septic tank and drain field shall comply with Chapter 9, Section 9, Paragraph 7B of this code.
- B. Skirting. Within forty-five (45) days of occupancy, the mobile home shall be skirted, i.e. metal, concrete or masonry; or if shields are used they are to be fireproof, well painted or otherwise preserved.

**SECTION 10-7. INSPECTION.**

Mobile homes are considered by the town council to be less durable and less resistant to deterioration than are conventional homes; therefore, all mobile homes which are used for human habitations, whether conforming or non-conforming shall be subject to the following special regulations:

- A. A Certificate of Compliance is required for all mobile homes within the town whether occupied or awaiting occupancy; and may be obtained from the building inspector for a reasonable fee based on the time taken to do an inspection wherein the mobile home is found to meet safety, sanitary and structural standards and is substantial, compared to new or original construction. The State inspection fee will be honored in lieu of the local fee, for a Certificate of Compliance.
- B. Each mobile home may be inspected upon evidence of need, by the building inspector, to determine whether the structure is sound and being kept in a safe and sanitary condition for human habitation. During the inspection, the building inspector may revoke the Certificate of Compliance for cause, including but not limited to violation of the fire or sanitary codes, substantial deterioration of structure so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to be unsightly and adversely affect the value of neighboring properties.
- C. Upon the revoking of a Certificate of Compliance, or a finding of non-compliance, the building inspector shall order the deficiencies corrected and a Certificate of Compliance obtained within thirty (30) days.
- D. If such deficiencies are not corrected, or cannot be corrected, the mobile home shall be ordered vacated and removed from the premises upon which located, and shall not thereafter be used for human habitation within the town unless all deficiencies are corrected and a Certificate of Compliance obtained.

**SECTION 10-8. NON-CONFORMING UNITS.**

If a non-conforming mobile home is removed from the premises, it cannot thereafter be returned, except that:

- A. If such removal was upon the order of the building inspector for correction of deficiencies or by decision of the owner for the purpose of correcting deficiencies, the mobile home may be replaced upon the premises upon correction of such deficiencies within sixty (60) days, or
- B. If the deficiencies cannot be corrected, then a new mobile home that conforms to Section 10-1(A) may be established on the premises if:  
(Amended 05-08-07 – Ord. 2007-01)
  - 1. Accomplished within sixty (60) days, and
  - 2. The restored or new mobile home is owned by the same owner as the mobile home removed, and
  - 3. Said mobile home is to be occupied for a continuous period of at least six (6) months by the same occupant as the mobile home removed.

**SECTION 10-9. PREMISES.**

The premises on which any mobile home is located, used, or occupied shall be maintained in a clean, orderly and sanitary condition. The accumulation of any rubbish, waste, weeds, or other unsightly material there on shall constitute a nuisance and a violation of this chapter.

**SECTION 10-10. FINES & PENALTIES.** (Amended 05-08-07 – Ord. 2007-01)

The violation of any part of this chapter shall constitute a separate offense for each day it continues and shall be deemed a Class B Misdemeanor and shall be punishable by a fine of not more than \$1,000.00 or by imprisonment for not more than six months, or by both such fine and imprisonment. In addition, the Town Council may enjoin by civil action the violation hereof and may remove any mobile home from a location violating the provisions hereof and assess the expenses thereof as a cost of the action.