

ORDINANCE NO. 428
MOBILE HOME ORDINANCE

AN ORDINANCE ESTABLISHING STANDARDS AND REGULATIONS GOVERNING THE TYPE AND SIZE OF ADDITIONS TO MOBILE HOMES IN THE TOWN OF MILLS; THE COMBINING OF MOBILE HOMES WITHIN THE TOWN, AND THE ESTABLISHMENT OF MINIMUM CRITERIA FOR CONSIDERATION AS PERMANENT HOUSING WITHIN THE TOWN.

WHEREAS, under existing procedures mobile homes are located in the Town of Mills through a process of permits requiring compliance with zoning and electrical codes; and

WHEREAS, the Town is desirous of authorizing additions to mobile homes located in the Town in a manner which complies with safety codes; and

WHEREAS, it is deemed necessary for the preservation of the health, safety, and general welfare of the residents of the Town of Mills that regulations be established governing additions to and combining of mobile homes and further establishing minimum standards for use of recreational vehicles as permanent residences.

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

Section 1. Additions to mobile homes. Section 18.08.045 of the Town Code, is hereby amended to add the following:

A. Additions

1. Any addition to a mobile home properly located on a lot within the Town must meet the requirements of the last adopted edition of the Uniform Building Code (UBC).
2. The construction of small additions to an existing mobile home, not used as a living space, shall be permitted, provided that the

addition meets the UBC, setback requirements, no new or additional electrical outlets are installed, and the addition is constructed only subsequent to the issuance of an approved building permit.

3. For additions used for living, such as living rooms, kitchens, bedrooms, and that require any new electrical outlets, the addition must meet the requirements of the UBC, and must be approved in advance by the State Electrical Inspection Division as well as the Town. The State shall specifically determine the electrical requirements for each addition.

4. Combining two or more separate mobile homes is permitted as a special review use only, with required approval by the State Electrical Inspection Division of the specific electrical requirements, prior to Mills issuing a permit authorizing the combination.

Section 2. Permanent Housing - Recreational Vehicles.

A. Recreational Vehicle Definition - A vehicle used for temporary habitation and used for travel, vacation and recreation purposes. The term recreational vehicle shall include travel trailers, campers, motor homes, truck campers and similar terms.

Recreational vehicles can be used a permanent dwellings only after meeting zoning and health and safety code requirements.

B. No recreational vehicle not serviceable by public water and sewer may be located on a lot and used as permanent housing within the Town. All recreational vehicles used as residences must be attached to Town water and sewer in a manner approved by the Town and have an approved separate, dedicated electrical service connection.

C. This shall not preclude Town residents from allowing friends or relatives to park recreational vehicles off the street on their lots and service

them from the house for a period not over two weeks, which allows for visitors and vacationers, but not permanent habitation.

D. No recreational vehicles may be parked on a public street for over 48 consecutive hours within any fourteen day period.

Section 3. Penalty for Violation.

Any person, firm, or corporation violating any of the provisions of this Ordinance is guilty of 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 \$750.00 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.

Section 5. Separability of Provisions.

It is the intention of the Town Council that each separate provision of the 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 ON FIRST READING the 3 day of April, 1996.

PASSED ON SECOND READING the 8 day of May, 1996.

PASSED, APPROVED, and ADOPTED on THIRD and FINAL READING the
5th day of June, 1996.

TOWN OF MILLS, a Municipal
Corporation

By Robert L. Goff
Robert L. Goff, Mayor

Attest:

Norene Kilmer
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. 428,
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 5 day of June, 1996.

(Seal)

Norene Kilmer
Norene Kilmer, Town Clerk

I, the 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. 428 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 24th day of June, 1996.

(Seal)

Norene Kilmer
Norene Kilmer, Town Clerk