

GENERAL ORDINANCE NO. 1 - 1983

AN ORDINANCE AMENDING THE MASTER PLAN

OF WABASH COUNTY, INDIANA, BEING

GENERAL ORDINANCE NO. 1 - 1966, AS AMENDED

BE IT ORDAINED by the Board of Commissioners of Wabash County, Indiana that Section 4.3(d) of the Zoning Ordinance of Wabash County, Indiana and all amendments thereto, are hereby amended to comply with the requirements of Indiana Code 36-7-4-1106 as follows: Section 4.3 is amended by adding the following:

Section 4.3(e) Nothing in this Ordinance shall totally preclude all manufactured homes constructed after January 1, 1981, and that exceed 950 square feet of occupied space, from being installed as a permanent residence on any lot on which any other type of dwelling unit may be placed. The terms preassembled structure and manufactured home mean a dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the Federal Manufactured Housing Construction and Safety Standards law of 1974 (42 U.S.C. 5401 et seq.). Such manufactured home shall be placed on a permanent foundation; utilize a permanent perimeter enclosure; be anchored to the ground, in accordance with the one and two family dwelling code and the manufacturer's specifications; have wheels, axles and hitch mechanisms removed; have utilities connected, in accordance with the one and two family dwelling code and manufacturer's specifications; have siding and roofing materials of a type customarily used for residences installed according to manufacturer's design and specifications, and approved by the building inspector; and have a minimum uniform width of 23 feet.

Those manufactured homes designated in the zoning ordinance as requiring a permanent perimeter enclosure must be set into 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 by the permanent perimeter enclosure except for required openings.

Passed by the Board of Commissioners of Wabash
County, Indiana this 24th day of January, 1982.

Philip H. Hegal
John F. Schuler

Attest:

Philip H. Hegal
Phillip H. Hegal, Auditor
Wabash County, Indiana

ADV. 1 TIME -- JANUARY 31, 1983