

**TOWN OF MILLHOUSEN
ORDINANCE 2026-3**

**AN ORDINANCE AMENDING REGULATION OF MOBILE HOMES
WITHIN THE TOWN OF MILLHOUSEN, INDIANA**

WHEREAS, The Town Board of Millhousen states:

REGULATION OF MOBILE HOMES

Section 1. For purpose of this ordinance:

a) “Mobile home” means a detached residential unit designed for transportation, after fabrication, on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be used complete and ready for occupancy, except for minor and incidental unpacking or assembly operations, location on jacks or other temporary foundations, connections to utilities, and the like. A recreational travel trailer, self-powered or designed to be pulled by an automobile for recreational purposes, and not used as a residence, is not to be considered as a mobile home.

b) “Manufactured home” means a dwelling unit which has more than 950 square feet of occupied space and which was designed and built in a factory after January 1, 1981 and which bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Law of (U.S.C. 5401 et seq.).

Section 2.No new mobile homes shall be parked within the Town of Millhousen, Indiana on town lots.

Section 3. No mobile home located within the Town of Millhousen, may be added to or enlarged in any respect. Any mobile home or manufactured home shall be at all times be repaired to a safe condition if it becomes unsafe, except that if any mobile home or manufactured home located within the Town of Millhousen should be damaged by fire, wind, flood, explosion, or earthquake that it is damaged beyond 50 percent of its fair market value, it shall be removed from the Town of Millhousen or reconstructed only in accordance with this Ordinance.

Section 4. Any manufactured home located within the Town of Millhousen **must be attached to a permanent foundation and comply with the Town’s and Decatur County’s building codes and regulations.**

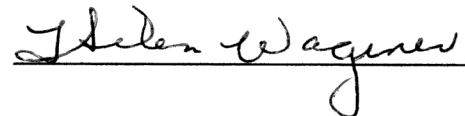
Section 5. A structure, land, or premises built or used in violation of this ordinance is a common nuisance. The owner of such structure, land, or premises is liable for maintaining a common nuisance. The town board may authorize an action to be brought in the name of the town to enjoin any violation of this ordinance and to require the removal of any structure found to violate this ordinance, removal to be at the cost of the owner.

2. This ordinance shall be in full force and effect from and after its passage.

ADOPTED this 7 day of April, 2026.

Town Council of Millhousen

Attest:



Council President

Clerk/Treasurer



Council Vice President