



Elkhart County Planning & Development

Public Services Building - 4230 Elkhart Road, Goshen, Indiana 46526
Phone: 574-875-3335 - Fax: 574-875-3308

Written Interpretation – Temporary Mobile Home on Site of Damaged House

Question: Does the County allow the temporary use of a travel trailer or mobile/manufactured home as a dwelling on a site where the residential structure has been damaged?

Relevant Code Citations:

Zoning Ordinance Sec. 34.50 DEVELOPMENT. Any man-made change to improved or unimproved real estate including but not limited to:

...

b. installing a mobile home on site, preparing a site for a mobile home or installing a recreational vehicle on site for more than 180 days;

...

Zoning Ordinance Sec. 80.00 MANUFACTURED HOME. A dwelling 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.] and IC 36-7-4 section 1106 as amended, which was constructed after January 1, 1981; or is a dwelling designed and built in a factory which bears a seal certifying that it was built in compliance with Public Law 360.

Zoning Ordinance Sec. 82.00 MOBILE HOME. A transportable factory built home, designed as a year round residential dwelling, built in compliance with the Federal Manufactured Housing Construction and Safety Standards Law of 1974 [42 U.S.C. 5401 et seq.], and is not a Sectional Manufactured Home (106.50 this subsection), is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "mobile home" does not include a "recreational vehicle". Any mobile home not meeting the definition of a mobile home shall not be used as a dwelling in any zoning district permitting dwellings

Zoning Ordinance Specifications F - Special Uses.

A. PERMITS FOR SPECIAL USES. The following uses, or structural alterations to them, which are classified as Special Uses, may be permitted by the Board of Zoning Appeals, in accordance with the procedure specified in this section.

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41.00 Trailers, Mobile Homes and Sectional Manufactured Housing (not complying with the minimum standards and requirements for one and two family dwellings), as provided in Specification J. (Amended 11/21/94 PC 94-35)

...

Interpretation: A travel trailer cannot be used as a temporary dwelling under any circumstances (except in a permitted RV park). A mobile or manufactured home may be used as a temporary dwelling on a site where the residential structure has been damaged under the following conditions:

1. The family to live in the temporary mobile or manufactured home must be the family displaced from the damaged permanent residence.
2. Prior to issuance of a permit for the temporary dwelling, the property owner must submit to the County a cost estimate and schedule for repairs and a site plan showing placement of the temporary dwelling and all other structures on the property.
3. The permit for the temporary dwelling is valid for 180 days. If the temporary dwelling will be used for longer than 180 days, then the property owner must apply for a Special Use Permit for the temporary dwelling.

Brian Mabry, AICP
Planning Manager / Interim Zoning Administrator