

CHAPTER 2  
MOBILE HOMES

*Repealed  
7-20-95*

§10-2-1	Definitions
§10-2-2	Parking outside parks; permits, sewers, size
§10-2-3	License for Mobile Home Park; Application and Issuance
§10-2-4	Site requirements and standards
§10-2-5	Mobile Home Park Management
§10-2-6	Revocation and suspension
§10-2-7	Penalties

SEC. 10-2-1      DEFINITIONS.

For the purpose of this Chapter, the terms defined in this Chapter shall have the meanings following:

- (a) Mobile Home. A "Mobile Home" means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as a dwelling, or sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device), and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, or it may be a structure so designed and constructed in such a manner that it can be transported in one or several segments by some other means other than its own power, excepting a device used exclusively upon stationary rails or tracks. Excluded from the definition of a "Mobile Home" are camping trailers and motor homes, which are used as touring or recreational units which are separately registered for highway use by the Wisconsin Department of Transportation.
- (b) Non-dependent Unit. The term "non-dependent unit" means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking and heating appliances and complete year-round facilities.
- (c) Dependent Unit. A "dependent" unit means a mobile home which does not have complete bathroom or shower and toilet facilities, not intended for year-round occupancy.
- (d) Mobile Home Park. A "Mobile Home Park" is any park, court, campsite, plot, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accomodation for mobile homes (non-dependent units only) and shall include all buildings used or intended for use as part of the equipment thereof whether or not a charge is made for the use of the Mobile Home Park and its facilities. The park shall be located inside of a Mobile Home Park district as authorized by the Village Boards of Bear Creek. A Mobile Home Park shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for purposes of inspection and sale.
- (e) Space. A "space" shall mean a plot of ground in a Mobile Home Park of not less than 6,000 square feet designed for the location of one mobile home with sufficient area for the parking of two automobiles.
- (f) Person. The word "person" shall be construed to include an individual, partnership, firm, company or corporation whether tenant, owner, lessee, licensee or their agent, heirs or assigns.

ORDINANCE NO. \_\_\_\_\_

10-1-42

AN ORDINANCE REGARDING  
MANUFACTURED HOUSING

7-20-1985

The Village Board of the Village of Bear Creek, Wisconsin, do ordain as follows:

SECTION I. SECTIONS REPEALED AND RECREATED.

Section 10-1-42(a) of the Village of Bear Creek Code of Ordinances is repealed in its entirety and recreated to read as follows:

- (a) Permitted Uses and Structures.
- (1) Single-family dwellings, excluding all mobile homes; for purposes of this Chapter manufactured homes are included in the definition of single-family dwelling.
  - (2) Structures and uses accessory to single-family dwellings.
  - (3) Manufactured homes complying with all of the following requirements and limitations:
    - a. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
    - b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the Building Inspector and/or Village Engineer; the Building Inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
    - c. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
    - d. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with non-reflective material.
    - e. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single family dwellings located within the Village of Bear Creek.
  - (4) Public and semi-public nonprofit institutional uses including churches, schools, libraries and uses of a similar nature.
  - (5) Parks, playgrounds, and community centers.
  - (6) Uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create public or private nuisance.