



Elkhart County Planning & Development

Public Services Building
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Written Interpretation – Renewal of Mobile Home SUPs

Question: When must a Special Use Permit for a mobile home be renewed?

Relevant Code Citations: Specifications F – Special Uses

- D. A Special Use Permit for a mobile home must be granted for a limited period of time by the Board of Zoning Appeals. The Zoning Administrator may repeatedly renew a mobile home Special Use for a period of time which is not longer than the period of time for which the original Special use was granted. (Amended 11/21/94 PC 94-35)
1. The renewal of the special use can only be granted by the Zoning Administrator if it is determined that all of the following conditions have been complied with :
 - a. All conditions imposed on the original permit have been adhered to, and;
 - b. The property and mobile home have been maintained in a respectable condition; and
 - c. The mobile home and its location remain consistent with the County Comprehensive Plan.
 - d. The Land owner and occupants are the same as considered by the Board of Zoning Appeals. (Amended 11/21/94 PC 94-35)
 2. If the Zoning Administrator renews the Special Use permit a letter, stating that renewal, will be sent to the applicant. (Amended 11/21/94 PC 94-35)
 3. If the Zoning Administrator declines to renew the Special Use then a letter of denial will be sent to the applicant. The staff will, within 30 days of the denial letter, set the renewal request for consideration before the full Board as a "Staff Item". (Amended 11/21/94 PC 94-35)

Interpretation: As a general rule, Special Use Permits should run with the land. Previous Staff practice has been to require renewal of a mobile home directly after it changes tenant or ownership. We will instead rely on the periodic renewal, which may be administrative, described in paragraph D above.

A handwritten signature in cursive script, appearing to read 'Brian Mabry', is written over a horizontal line.

09/17/2013

Brian Mabry, AICP
Planning, Zoning and Code Enforcement Manager