

ARTICLE II**MOBILE HOMES**

23-2-1 LICENSE REQUIRED. It shall be unlawful for any person to locate, place or install a mobile home, as defined in **Section 23-1-1** within the Village limits without a valid mobile home license.

23-2-2 OCCUPYING A MOBILE HOME. Any person desiring to locate and/or install a mobile home in the Village, where such person intends to occupy, utilize, rent or lease the mobile home as residential quarters, shall apply for and be granted a license or permit as provided in this Code. No mobile home older than **ten (10) years** shall be located in the Village.

23-2-3 LICENSE. Any person desiring to obtain a mobile home license shall submit a written application containing the information specified on the form in **Appendix "A"** of this Code.

23-2-4 LICENSE REVIEW AND APPROVAL. The application shall be submitted to the Village Board for review. Within **thirty (30) days** the Board or a Committee designated by the Mayor and approved by the Village Board, shall either approve or disapprove of the license.

If the license is approved, then the Village Clerk shall issue the license over the signature of the Mayor. If the license is rejected, then the Clerk shall send a letter to the applicant stating the reasons for the denial.

23-2-5 LICENSE FEE. The fee for a license to locate or relocate a mobile home outside of a mobile home park shall be **Twenty-Five Dollars (\$25.00)**. No utility services shall be connected to the unit until the applicant has secured the license provided for in this Article.

23-2-6 LOT SIZE. The minimum lot size for the location of a mobile home shall be **five thousand (5,000) square feet**. All mobile homes shall be located in the Village, according to the requirements and restrictions of this Code. They shall not exceed **forty percent (40%) coverage** of the lot unless otherwise provided by the Village Board. **[See Secs. 23-1-2 and 23-1-4 for additional regulations.]**

23-2-7 DEPENDENT MOBILE HOMES. No dependent mobile home, as defined in **Section 23-1-1**, shall be permitted in the Village unless in a licensed travel-trailer park. At no time shall anyone use a dependent mobile home as a permanent residence or dwelling.

23-2-8 CONCRETE PADS. All mobile homes shall be placed on either a reinforced concrete pad at least **fourteen feet wide by sixty feet in length (14' x 60')**, **two (2) reinforced concrete runners four feet wide and sixty feet in length (4' x 60')**, or on concrete piers approved by the Village Board. The concrete pads shall consist of **four (4) inches** of reinforced concrete or **six (6) inches** of concrete. A concrete footing is optional. All piers and footings for mobile homes shall comply with this Code. Expandable units shall be provided with approved piers or their equivalent at each corner of the units.

23-2-9 LIMIT OF UNITS. There shall be **only one (1)** mobile home per lot in the Village.

23-2-10 SETBACK REQUIREMENTS. All mobile homes shall be located at least **fifteen (15) feet** from all adjacent property lines.

In addition, no mobile home shall be located less than **twenty (20) feet** from any residential structure on any adjacent lot.

All mobile homes located on a lot or parcel of land adjacent to a public street, shall not be located less than the farthest distance from the street line to the front of the adjacent residential structures to the proposed mobile home lot.

23-2-11 UTILITIES. All mobile homes shall have their own separate water, sewer, gas and electric connections.

23-2-12 OCCUPANCY PROHIBITED. Any person who installs or occupies a mobile home in violation of this Code shall be prohibited from occupying and utilizing the mobile home as a residential use and prohibited from continued occupancy of the same until the mobile home is in compliance with this Code.

23-2-13 IMMOBILIZED MOBILE HOMES. All immobilized mobile homes located in the Village shall be classified as real estate; therefore, it is mandatory for all persons owning, operating, renting, or leasing an existing mobile home outside a mobile home park to remove or cause to have removed the wheels or any other transportation device from the mobile home. The owner or lessor shall permanently fix it to the ground in a manner that conforms to the definition of an immobilized mobile home in this Code. All existing mobile homes, when replaced, shall comply with the immobilization provisions of this Code.

ARTICLE III - MOBILE HOME PARKS**DIVISION I - ADMINISTRATION REQUIREMENTS**

23-3-1 COMPLIANCE WITH STATUTES, APPLICABILITY OF ARTICLE. Every mobile home park hereafter established in the Village shall, at a minimum, conform to the requirements of:

(A) **"An Act to Provide for, License, and Regulate Mobile Homes and Mobile Home Parks". (See 210 ILCS Sec. 115/1 et seq.)**

(B) **"Rules and Regulations for Mobile Home Parks", Illinois Department of Public Health, Consumer Protection Division, as now or hereafter amended, and**

(C) **This Code.**

(D) **Zoning Code, if any.**

In case of conflict between any provisions of the above, the more stringent requirement shall prevail.

23-3-2 PLANNING. Any person seeking to establish, operate, alter, or expand a mobile home park shall obtain a permit to construct or a license to operate a mobile home park.

"Construct or operate a mobile home park", as used in this Code shall include, but not necessarily be limited to supplying or maintaining common water, sewer, or other utility supplies or services, or the collection of rents directly or indirectly from **two (2)** or more independent mobile homes. **(All plans shall be submitted to the Village Board or Plan Commission for approval prior to the granting of a permit.)**

23-3-3 LOCAL GOVERNMENT REQUIREMENTS. A permit does not relieve the applicant from complying with this Code or other ordinances applicable thereto.

23-3-4 PERMITS. The Plan Commission shall review each application and plan documents submitted. When the application and plan documents are found to be in compliance with the **"Rules and Regulations for Mobile Home Parks",** as promulgated by the **Illinois Department of Public Health,** the Village Board may issue the proper permit to construct or alter a mobile home park to the applicant. Permits shall be valid for **one (1) year from date of issue.**

23-3-5 INSPECTION OF MOBILE HOME PARK. Upon completion of the proposed construction of a mobile home park or the proposed alteration of a mobile home park, the applicant shall notify the Village Clerk in order that an inspection of the complete facilities can be made.

23-3-6 VIOLATION PROCEEDINGS. Any license granted hereunder shall be subject to revocation or suspension by the Mayor. However, the Mayor or his representative shall first serve or cause to be served upon the licensee a written notice in which shall be specified the way or ways in which such licensee has failed to comply with the statutes, or any rules or regulations promulgated by the Village pertaining thereto. The notice shall require the licensee to remove or abate such nuisance, unsanitary or objectionable condition, specified in such notice within **five (5) days** or within a longer period of time as may be allowed by the Village Board. If the licensee fails to comply with the terms and conditions of the notice within the time specified or such extended period of time, the Mayor or his representative may revoke or suspend such license.

23-3-7 PERMIT REQUIRED. Each mobile home that locates on a lot in a mobile home park shall secure an initial Building (Zoning) Permit from the Village. All future locations on the same lot shall be exempt from the fee.

23-3-8 - 23-3-9 RESERVED.

DIVISION II

DESIGN AND CONSTRUCTION REQUIREMENTS

23-3-10 PLAN DOCUMENT. In order to obtain a permit to construct or an original license to operate a mobile home park, the applicant shall file with the Village Clerk a written application and plan documents and such plan documents shall be prepared by a registered engineer or architect licensed to practice in the State of Illinois, with registration seal affixed. **Two (2) copies** of the plan document shall accompany the application filed with the Village Clerk to obtain a permit to construct or alter a mobile home park or an original license to operate a mobile home park, not previously licensed by the Department. These plans shall include, but not be limited to the design and construction criteria set forth herein.

23-3-11 APPLICATION.

(A) Every applicant shall file with the Village Clerk a written application and plan documents for the proposed construction or alteration of a mobile home park.

(B) The application shall be completed by the applicant and the engineer or architect and shall include:

- (1) The full name and address of the applicant or applicants, or names and addresses of the partners if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation, and the present or last occupation of the applicant at the time of the filing of the application. If the applicant is a corporation, a copy of the certificate of incorporation must be filed with the application.
- (2) The proposed method of lighting the structures and land upon which the mobile home park is to be located.
- (3) The plot plans of the mobile home park, building plans and specifications for existing buildings and facilities, and the plans and specifications for new buildings and facilities or the proposed alterations in existing facilities.
- (4) An affidavit of the applicant as to the truth of the matters contained in the application shall be attached.
- (5) Each application shall be accompanied by an application fee of **One Hundred Dollars (\$100.00)** for a permit to construct, or an application fee of **Twenty-Five Dollars (\$25.00)** for a permit to alter to increase the size of the park.

23-3-12 LOCATION.

(A) Sites selected for mobile home development shall be well-drained and free from topographical or geological hinderances and from other conditions unfavorable to a proper residential environment. The mobile home development shall not be located near swamps, marshes, or other breeding places of insects, rats and mice. When a good, natural drainage is not available, storm drainage shall be provided and such drainage shall not endanger any water supply or surface watercourse.

(B) The Village Board may authorize a site survey to ascertain that the proposed location complied with the above requirements.

23-3-13 ROADWAYS AND PARKING.

(A) All streets and driveways in every park shall be constructed in compliance with the Subdivision Code.

(B) All streets in parks constructed shall have a minimum right-of-way of **fifty (50) feet** and a minimum road width of **thirty-two (32) feet** for the purpose of this Code, and shall be considered private streets to be maintained by the

park owner or operator. If a mobile home park has more than **fifty (50) units**, a wider street may be required by the corporate authorities.

(C) Sidewalks and walkways shall be constructed abutting a street in a mobile home park and shall be a minimum of **four (4) feet** in width; provided, however, there shall be no minimum width requirement for sidewalks for each individual lot. No portion of a mobile home shall block, in any way, the pedestrian traffic on the walkways.

23-3-14 - 23-3-16 RESERVED.

DIVISION III - GENERALLY

23-3-17 LOT SIZE. The minimum lot size for a mobile home pad shall be **six thousand (6,000) square feet**, with a minimum frontage of **fifty (50) feet**.

23-3-18 MISCELLANEOUS RESTRICTIONS.

(A) No mobile home unit parked in a mobile home park shall be immobilized.

(B) Not more than **one (1) mobile home unit** shall be parked in **one (1) space**.

(C) No travel-trailer shall be permitted in any mobile home park, unless a special area has been approved for that purpose by the Village Board.

23-3-19 - 23-3-20 RESERVED.

DIVISION IV - FEES

23-3-21 LICENSE FEE. The annual license fee per mobile home park shall be **Fifty Dollars (\$50.00)**, and shall be due and payable **on or before May 1st of each year**. The Village Clerk shall notify the owner or operator of the annual fee at least **thirty (30) days** prior to **May 1st**.

(Ord. No. 98-10; 08-03-98)

APPLICATION FOR MOBILE HOME PERMIT
(A \$25.00 FEE MUST ACCOMPANY THIS APPLICATION)

NAME _____ ADDRESS _____

MODEL _____ DATE OF MANUFACTURE _____ SIZE _____

NOTE: No mobile home manufactured prior to 1974 and without the NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT OF 1974 metal seal affixed thereto shall be located in the Village of Norris City.

STREET/ADDITION/LOCATION OF PROPERTY _____

ACTUAL DIMENSION OF LOT _____ SQUARE FOOTAGE _____

OWNER _____ RENTAL PROPERTY _____

Submit a diagram of the property showing the location of the mobile home. Show lot lines with the length and width, position of adjacent structures, and distances from all lot lines. (Please draw in all of the above requested information.)

This application MUST be completed and APPROVED prior to the mobile home being moved into the Village limits. All sections of the attached ordinance must be complied with according to the rules and specifications stated herein.

Signature of Applicant

Date

(Signature of three board members required prior to approval by the Board of Trustees.)

APPROVED _____ day of _____, _____.

President of Board of Trustees

(SEAL)

Village Clerk

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