

Chapter 11

ZONING REGULATIONS

Article 3. Mobile Home Park

§11-301 FINDING OF PUBLIC NECESSITY. It is hereby found that in order to protect and promote the public health, morale, convenience, safety and welfare, to preserve the appropriate character of each area within the sound principles of the zoning ordinance, it is necessary to provide for the licensing, regulations, permits and fees for the location and operation of mobile home parks within the jurisdictional area governed by the Village Zoning Regulations. (*Ord. No. 185, 7/8/75*)

§11-302 DEFINITIONS. For the purpose of these regulations, the following words and phrases shall have the meaning ascribed to them in this section:

(1) Dependent Mobile Home shall mean a mobile home which does not have a flush toilet and a bath or shower.

(2) Independent Mobile Home shall mean a mobile home which has a flush toilet and a bath or shower.

(3) Inspector shall mean the legally designated inspection authority of the Village, or his authorized representative.

(4) Licensee shall mean any person licensed to operate and maintain a mobile home park under the provisions of this ordinance.

(5) Mobile Home shall mean all vehicles used, or so constructed as to permit being used as conveyances upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof for human habitation, dwellings or sleeping places for one or more persons. Provided that this definition shall refer and include all portable contrivances used or intended to be used generally for living and sleeping quarters and which is capable of being moved by its own power, towed or transported by another vehicle.

(6) Mobile Home Park shall mean any park, court, camp, lot or tract or plot of land or any site whereon one or more mobile homes as herein defined are placed, located or maintained, whether for or without compensation and shall include all buildings used or intended to be used as a part of the equipment thereof.

(7) Mobile home Space shall mean a plot of ground within a mobile home community or park which is designed for and designated as the location for only one mobile home and not used for any other purposes whatsoever other than the customary accessory uses thereof.

(8) Natural or Artificial Barrier shall mean any street, riverpond, canal, railroad, levee, embankment or screening by appropriate fence or hedge.

(9) Permittee shall mean any person to whom a temporary permit is issued to maintain an individual mobile home community or park and in accordance with the provisions as hereinafter prescribed.

(10) Person shall mean any natural individual form, trust, partnership, association or corporation, whether tenant, owner, lessee, licensee, permittee, agent, heirs, or assigns.

(11) Vacation Trailer shall mean a vehicle or structure equipped with wheels for highway use that is intended for human occupancy but is not being used for residential purposes and is being used for vacation or recreational purposes only. *(Ord. No. 185, 7/8/75)*

§11-303 PARK LICENSE. It shall be unlawful for any person to establish, maintain, operate or permit to be established, maintained or operated any mobile home park within the corporate limits of the Village without first having secured a license therefor. *(Ord. No. 185, 7/8/75)*

§11-304 TEMPORARY PERMIT.

(1) It shall be unlawful for any person to park place or abandon any mobile home upon a street, alley, highway or other public place or upon any premises or tract of land located within the corporate limits of the Village and which is situated outside of a licensed mobile home park without first having secured a temporary permit as herein required.

(2) The parking of one visiting mobile home in an accessory private garage building, or in the rear yard of any premises for a period not to exceed fourteen (14) days shall be permitted; provided that the temporary permit for such shall not be renewed or another permit issued for such mobile home at the same location within the calendar year that such temporary permit was issued. *(Ord. No. 185, 7/8/75)*

§11-305 EXEMPTIONS. This Article 3 shall not apply to the following:

(1) Emergency or temporary stopping or parking for twenty-four (24) hours; however, all such cases shall be subject to any other limitations that may be imposed by other ordinances of the Village relative to parking.

(2) Unoccupied mobile homes for demonstration and sales purposes only may be located within any district permitted by the zoning ordinance for such.

(3) The storage of any unoccupied or uninhabited vacation trailer within the corporate limits of the Village shall be permitted in the rear yard of any premises; provided that all such storage is not in conflict with any other articles of this Ordinance, the zoning regulations or other pertinent ordinance of the Village. *(Ord. No. 185, 7/8/75)*

§11-306 LICENSE FEES. The annual license fee for each mobile home park shall be one dollar (\$1.00) for each mobile home space contained therein or a minimum charge of fifteen dollars (\$15.00). *(Ord. No. 185, 7/8/75)*

§11-307 TEMPORARY PERMIT FEES. The cost of a temporary permit for each single mobile home as provided herein shall be one dollar (\$1.00). *(Ord. No. 185, 7/8/75)*

§11-308 VALIDITY DATES FOR LICENSES. All license fees except temporary permit fees, shall be for the calendar year, shall not be prorated, and shall expire on December 31 of each year, provided, that a mobile home park license may be transferred to another person during the current year of such license upon payment of five dollars (\$5.00), to the office of the Village Clerk. *(Ord. No. 185, 7/8/75)*

§11-309 FILING OF APPLICATION. Application for a mobile home park license or a temporary permit for an individual mobile home as provided and required in this Article 3 shall be filed with the office of the Village Clerk. *(Ord. No. 185, 7/8/75)*

§11-310 INFORMATION REQUIRED FOR INITIAL LICENSE. The application for an initial mobile home park license shall be in writing, signed by the owner and shall include the following:

- (1) The name and address of the applicant;
- (2) The location and legal description of the mobile home community or mobile home park;
- (3) A complete plan of the mobile home park in conformity with all of the requirements for such as contained in these regulations;
- (4) Plans and specifications of all buildings, improvements and other facilities such as electrical wiring, water service pipes, gas service pipes and sewer service, constructed or to be constructed within the mobile home park;
- (5) Such further information as may be requested by the Village Clerk to enable him to determine if the proposed mobile home park will comply with all the requirements of this Article, and any other ordinance of the Village. *(Ord. No. 185, 7/8/75)*

§11-311 APPLICATION FOR AN EXISTING PARK. An application for a license to operate an existing trailer park shall be filed with the Village Clerk. The Village Clerk shall provide for the examination of the park and identify the conditions or facilities which do not meet the standards provided for in this Article. The Village Clerk shall prepare an agreement setting forth any improvements required by this Article. A license shall not be issued until the owner of the trailer park has signed an agreement with the Village, agreeing to install improvements required by this Article. The Village Board shall consider the application and approve or disapprove. Upon approval, the Village Clerk shall be authorized to issue a license for such, upon payment of fee or fees as provided in these regulations. If such application is disapproved, the Village Board shall advise the applicant in writing, the reasons for such disapproval. *(Ord. No. 185, 7/8/75)*

§11-312 APPLICATION FOR A TEMPORARY PERMIT. The application for a temporary permit shall be filed with the Village Clerk and shall contain the following:

- (1) The name and address of the applicant;
- (2) The location and legal description of the property or area upon which the mobile home is to be parked temporarily;
- (3) The dates that the said mobile home will be temporarily parked;
- (4) The license number of the mobile home;
- (5) Certification by the occupant, owner or tenant that all plumbing fixtures may be sealed by the Village Clerk or his representative. In the event that such plumbing is sealed, the owner or occupant of such mobile home shall not permit such seal to be broken except by the direction of the Village Clerk or his representative. *(Ord. No. 185, 7/8/75)*

§11-313 ACTION ON A TEMPORARY PERMIT. All application for a temporary permit as herein required shall be approved by the Village Clerk. Upon certification by the Village Clerk that the applicant for a

temporary permit is in compliance with the provisions of this Article, the office of the Village Clerk shall issue the temporary permit upon payment of the fee as hereinbefore provided. *(Ord. No. 185, 7/8/75)*

§11-314 APPLICATION FOR LICENSE RENEWAL. Upon application in writing by a licensee for renewal of a license and after reinspection by the Village Clerk of the mobile home park for conformance with the regulations of this article and upon payment of the annual license fee, the Village Clerk shall issue a certificate renewing such license for another year. *(Ord. No. 185, 7/8/75)*

§11-315 NONCONFORMING MOBILE HOMES AND MOBILE HOME PARKS. All existing mobile homes or mobile home parks, spaces or areas not meeting the requirements of this Article and the Zoning Ordinance shall be declared nonconforming and shall not be permitted to add spaces or make any improvement inconsistent with the terms and conditions of this Article and the Zoning Ordinance and any such nonconforming mobile home park, space or area which is not operated for a period of three (3) months, shall not reopen until the conditions of this Article and the Zoning Ordinance shall have been complied with. *(Ord. No. 185, 7/8/75)*

§11-316 REVOCATION OF LICENSE. Upon inspection of any mobile home park, the Village Clerk finds that conditions or practices exist which are in violation of any provision of this Article or of any regulation adopted pursuant thereto, the Village Clerk shall give notice in writing to the person to whom the license was issued; and, unless such conditions or practices are corrected within 30 days, he shall give notice in writing to the person to whom the license was issued that the license has been revoked. Upon receipt of the notice of revocation, such person or persons shall cease operation of such mobile home park. *(Ord. No. 185, 7/8/75)*

§11-317 APPEAL ON THE DENIAL OR REVOCATION OF A LICENSE. Any person whose application for a license has been denied or any person whose license has been revoked, may request and shall be granted a hearing of the matter before such body within three (3) days following the day on which such notice was received or license denied and the Village Board shall hold such hearing within twenty-one (21) days after the filing of such application. The filing of such application shall not suspend any order of the Village Clerk in denying application for license but shall suspend any order of revocation of said license until the matter has been determined by the Village Board. *(Ord. No. 185, 7/8/75)*

§11-318 LOCATION. A mobile home park may be located in any district as provided by the Zoning Ordinance. *(Ord. No. 185, 7/8/75)*

§11-319 MOBILE HOME PARK STANDARDS. Mobile home parks shall conform to the following requirements:

- (1) Location: Same as contained in §6-101;
- (2) Mobile home spaces shall be provided consisting of a minimum of three thousand five hundred square feet (3,500 sq. ft.) for each space and which shall be clearly defined and marked;
- (3) There shall be no additions made to mobile homes except those additions which shall not be in conflict with any of the provisions of this Article;

(4) Mobile homes shall be harbored on each space so that there shall be at least a twenty foot (20') clearance between mobile homes; provided, that with respect to mobile homes parked end to end, the end to end clearance may be less than twenty feet (20') but not less than fifteen feet (15'). No mobile home shall be located closer than ten feet (10') from any building within the mobile home park or from any property line bounding the mobile home park. No mobile home shall be located closer than ten feet (10') from the curblin of an interior roadway;

(5) No mobile home shall have direct access to a public right-of-way. Off-street or off-roadway parking spaces shall be maintained on each mobile home space at a minimum ratio of one (1) car parking space for each mobile home space. All mobile home spaces shall abut upon a private roadway at least twenty feet (20') in width. No parking shall be permitted on any such roadway which is less than thirty feet (30') in width. All such roadways shall have unobstructed access to a public street or highway; provided, that the sole vehicular access shall not be an alley and that all dead end roadways shall include adequate vehicular turning space or cul-de-sac.

(6) All roadways and walks within the mobile home park shall be all weather surfaced, maintained and adequately lighted as per residential street lighting requirements of the Village;

(7) All electrical distribution systems, plumbing systems and telephone service systems to each mobile home space, except outlets and risers, shall be underground. Each mobile home space shall be provided with a 115-volt and 230-volt service with a minimum one hundred (100) ampere per individual service outlet.

(8) Whenever master television antenna systems are to be installed, the complete plans and specifications for the system must be approved by the Village Clerk. Distribution to individual mobile home spaces shall be underground and shall terminate adjacent to the electrical outlet. (*Ord. No. 185, 7/8/75*)

§11-320 SERVICE BUILDINGS. If independent mobile home spaces only are provided, no service building shall be required. Any mobile home park providing for dependent mobile homes shall have one (1) or more service buildings constructed in accordance with the provisions of the building, plumbing and electrical codes of the Village. Such service building shall:

- (1) Be located twenty feet (20') or more from any mobile home space;
- (2) Be adequately lighted;
- (3) Have the interior finished with moisture-resistant material to permit frequent washing and cleaning;
- (4) Provide at least one (1) lavatory, water closet and shower for each sex, one (1) laundry tray, one slop water drain and hot and cold water;
- (5) Have adequate heating facilities for the building and equipment which will furnish an ample supply of heated water during times of peak demands;
- (6) Have all rooms well ventilated, with all openings effectively screened. (*Ord. No. 185, 7/8/75*)

§11-321 WATER SUPPLY; STANDARDS. The water supply shall be connected to the municipal water system and all plumbing shall be constructed and maintained in accordance with the Village's plumbing code. (*Ord. No. 185, 7/8/75*)

§11-322 WATER SUPPLY; SERVICE CONNECTIONS. Individual water service connections shall be provided for direct use by mobile homes and shall be so constructed that they will not be damaged by the parking of such mobile homes, or as required by the Village Clerk. *(Ord. No. 185, 7/8/75)*

§11-323 SEWAGE DISPOSAL; STANDARDS.

(1) All plumbing in a mobile home park shall comply with state and local plumbing laws and regulations. Each mobile home space shall be provided with at least a four inch (4") sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be made between the mobile home drain and the sewer connection. Such individual mobile home connections shall be so constructed that they can be closed when not connected to a mobile home, and shall be trapped in such a manner as to maintain them in odor-free condition.

(2) Sewer lines shall be constructed with the approval of the Village Clerk and in accordance with the plumbing code and in accordance with the recommendation of the Village Clerk. *(Ord. No. 185, 7/8/75)*

§11-324 PROPERTY MAINTENANCE.

(1) General. A mobile home park shall be maintained in a safe, sanitary, and orderly condition.

(2) Refuse Disposal. The storage, collection and disposal of refuse in a mobile home park shall be in compliance with the refuse disposal requirements of the Village.

(3) Premises. Premises shall be kept clean and free of physical hazards.

(4) Brush and Weed Control. Open areas shall be maintained free of heavy undergrowths.

Accumulations of plant growth which are noxious or detrimental to health shall be eliminated.

(5) Garbage and Refuse. Adequate sanitary facilities and methods shall be used for the collection, storage, handling, and disposal of garbage and refuse. *(Ord. No. 185, 7/8/75)*

§11-325 ELECTRICITY; STANDARDS. All electric installations shall comply with the electrical code of the Village. Such electrical outlets shall be weather proof. No power line, including service lines to the mobile home shall be permitted to lie on the surface of the ground. All power lines providing service to the parks shall be suspended at a height required by the power companies serving such park. *(Ord. No. 185, 7/8/75)*

§11-326 FUEL; STANDARDS. Natural and liquefied petroleum gas for cooking purposes may be used at individual mobile spaces; provided, however that the installation is connected by copper or to other suitable metallic tubing and complies with the fire prevention code of the Village. *(Ord. No. 185, 7/8/75)*

§11-327 FIRE PROTECTION.

(1) Fire Codes. Each mobile home community and mobile home park shall be subject to the rules and regulations of the Village and the fire prevention code.

(2) Fire extinguishers. Portable fire extinguishers of a type approved by the Village shall be kept in service buildings and in all other locations named by the Village, and shall be maintained at all times in good operating condition.

(3) Fire hydrants. Standard fire hydrants shall be located according to Village requirements. *(Ord. No. 185, 7/8/75)*

§11-328 PENALTIES. Any person who violates any provision of this Article or any provision of any regulation adopted by the Village Board pursuant to authority granted by this Article, shall, upon conviction thereof, be fined in any sum not less than ten dollars (\$10.00) and not more than one hundred dollars (\$100.00), and each day's failure of compliance shall constitute a separate offense.
(Ord. No. 185, 7/8/75)