

CHAPTER 22

MANUFACTURED HOME COMMUNITY

22-1-1 **DEFINITIONS.** For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

"BUILDING PERMIT". A written permit of certification issued by the Building Inspector permitting the construction, alteration, or extension of a manufactured home community.

"DEPARTMENT". The State of Illinois Department of Public Health, Perry County Public Health Department.

"DRIVEWAY". A minor private way used by vehicles and pedestrians for access from any street or road to a manufactured home lot.

"FLOOD HAZARD AREA". An area having special flood hazards and shown as such on a Regulatory Flood Plain Map (published and available from the Division of Water Resources) or Flood Insurance Rate Map or Flood Hazard Boundary Map (published by the Federal Insurance Administration of the Federal Emergency Management Agency). **(See Chapter 14 - Flood Plain Code)**

"MANUFACTURED HOME". A structure defined by and constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, 42 U.S.C. 5401 et seq. The definition at the date of adoption of this part is as follows:

(A) **Class A; Modular Housing.** Affixed to a permanent, full perimeter load bearing foundation (façade is not acceptable) as defined in Chapter 3, Figure R303 of the 1986 Edition with 1987 and 1988 amendments to the One and Two Family Dwelling code. House must set on load bearing perimeter foundation with pillars supporting the joining walls. Class A Modular housing shall not include any structure for which the manufacturer voluntarily files a certification required by the Secretary (HUD), which is typically evidenced by a HUD Certification Decal and complies with the standards established under this title. For mobile homes built prior to **June 15, 1976**, a label certifying compliance to the Standard for Mobile Homes, 501, ANSI 119.1, in effect at the time of manufacture shall be sufficient to disqualify the structure. **(Ord. No. 2007-012-02)**

(B) **Class B; Mobile Homes Registered with a Motor Vehicle Title Number.** Factory built housing transportable in one or more sections to the site built on a permanent chassis, and designed to be used as a dwelling unit when connected to the required utilities and having the plumbing, heating, air-conditioning

and electrical systems contained therein, and in compliance with the National Manufactured Home Construction and Safety Standards Act of 1974 (HUD Code). Class B housing shall include any structure for which the manufacturer voluntarily files a certification required by the Secretary (HUD), which is typically evidenced by a HUD Certification Decal and complies with the standards established under this title. For mobile homes built prior to **June 15, 1976**, a label certifying compliance to the Standard for Mobile Homes, 501, ANSI 119.1, in effect at the time of manufacture shall be sufficient. **(Ord. No. 2007-012-02)**

"MANUFACTURED HOME COMMUNITY". A contiguous parcel of land under single ownership which has been planned and improved for the placement of **five (5)** or more manufactured homes for residential occupancy. **(See Zoning Code - Chapter 40)**

"MANUFACTURED HOME COMMUNITY DEVELOPMENT". The development permit issued by the City pursuant to the requirements and procedures set forth in this Chapter.

"MANUFACTURED HOME COMMUNITY MANAGEMENT". A responsible individual whose duty shall be to maintain the community, its facilities and equipment in a clean, orderly and sanitary condition.

"MANUFACTURED HOME COMMUNITY STREET". A street which affords principal means of access to manufactured home sites or auxiliary buildings from any adjacent public street.

"MANUFACTURED HOME SITE". A parcel of land for the placement of a single manufactured home and for the exclusive use of its occupants.

"MOBILE HOME". A structure, transportable in one or more sections, which, in the traveling mode, is **ten (10) feet** or more in width or **sixty (60) feet** or more in length or, when erected on site, is **six hundred (600)** or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and manufactured prior to **June 15, 1976**.

"SEWER CONNECTION". The connection consisting of all pipes, fittings, and appurtenances between the drain outlet of a manufactured home and the inlet of the corresponding sewerage system serving the manufactured home community.

"SKIRTING". A durable material suitable for exterior exposure.

"TIE DOWNS". Tie downs shall be in compliance with the Illinois Mobile Home Tiedown Act. **(See 210 ILCS Sec. 120/2)**

"WATER CONNECTION". The connection consisting of all pipes, fittings, and apprenticeship between the water inlet pipe of the manufactured home and outlet of the corresponding water riser pipe of the water supply serving the manufactured home community.

22-1-2 DEVELOPMENT OF THE PLAN. In order to obtain a permit to construct a new manufactured home community the applicant shall file with the City a written application and plan documents, including the following:

- (A) The full name and address of the person or persons.
- (B) The address, location and legal description of the tract of land upon which the person(s) proposes to construct, operate and maintain a manufactured home community.
- (C) The name of the manufactured home community.
- (D) Detailed plans and specifications sealed by a registered engineer or architect licensed to practice in the state which include a general plot plan of the manufactured home community with all sites and structures shown, the water supply system, the sewerage disposal system, the sewage disposal system, the electrical system, the fuel supply system, the lighting system, the method of disposal of solid waste, all streets and sidewalks, swimming and bathing facilities, fire hydrants and details of all auxiliary structures.
- (E) The number of proposed manufactured home sites.
- (F) A statement of the fire-fighting facilities public or private, which are available to the manufactured home community.

All manufactured home community construction activities in flood plains under the jurisdiction of the State Department of Public Health shall be built in accordance with the flood damage prevention standards of the Flood Plain Regulations of the State Department of Transportation, Division of Water Resources.

When manufactured home community construction activities are proposed in a flood plain, the applicant shall contact the Division of Water Resources to discern if the site is a Special Flood Hazard Area. Determination of Special Flood Hazard Area locations shall be made by utilizing the "Special Flood Hazard Area Location Request Form," which is available from the State Department of Public Health. If the site is located in such an area, plans for the project to be approved without a statement from the Division of Water Resources' Chief Flood Plain Management Engineer that it complies with the requirements of Executive Order No. 79-4.

The City hereby adopts by reference **210 ILCS 115/1 et seq.**, commonly known as the Illinois Mobile Home Park Act and Illinois Administrative Code, Title 77, Chapter 1, Department of Public Health, Subchapter q: Mobile Homes, commonly known as the Manufactured Home Community Code. **(Ord. No. 2004; 012-02)**

This Chapter shall be placed under the jurisdiction of the Zoning Board of Appeals of the City, with administration performed by the Zoning Administrator.

22-1-3 REQUIREMENTS.

(A) Each manufactured home site constructed shall be provided with a minimum of **two thousand three hundred (2,300) square feet** of usable open space over and above the space occupied by the manufactured home.

(B) No manufactured home shall be parked closer than **ten (10) feet** to the side lot lines of a park, or closer than **ten (10) feet** to a public street, alley or building. Each individual site shall abut or face on a private or public driveway or roadway. There shall be an open space of at least **ten (10) feet** adjacent to the sides of every manufactured home and at least **twenty-five (25) feet** adjacent to the ends of every manufactured home. **(See Zoning Code - Chapter 40)**

(C) All manufactured home sites, irrespective of shape, shall have a minimum frontage of **fifty (50) linear feet.**

(D) Pads, runners, or piers of suitable construction material such as, but not limited to, concrete or cement blocks shall be provided for each lot.

(E) All sites shall be constructed to allow tire manufactured homes to be tied down in accordance with the Illinois Mobile Home Tiedown Act, **210 ILCS 120/2**, and the rules promulgated thereunder (77 Ill. Adm. Code 870).

(F) The exterior construction material of other than the manufactured home itself, including but not limited to storage facilities and skirting shall be of a fire resistant material meeting ASTM E84 (American Society of Testing Materials: Standard Method of Test for Surface Burning Characteristics of Building Materials, 1981) surface flame spread rating of **two hundred (200)** or less as stated in the Manufactured Home Construction and Safety Standards, 24 CFR 3280 (June 15, 1976). ASTM E84 (1981) is available from American Society of Testing and Materials, 1916 Race Street, Philadelphia, Pennsylvania 19101 and does not include any later amendments or editions.

(G) The design and construction requirements for the manufactured home community's portable water supply system, sewage disposal systems, sewage collection system and solid waste disposal shall be in accordance with the Illinois Mobile Home Park Act, **210 ILCS 115/1.**

(H) All electrical distribution systems in manufactured home communities shall be designed, constructed and maintained in accordance with the safety provisions of the National Fire Protection Association Electrical Code (NFPA 70, 1984). Wherever the requirements of local codes and ordinances differ with these regulations, the more stringent requirement shall apply.

(I) (1) In order to ensure that manufactured home communities offer safe, sanitary living environments, no manufactured home shall be placed into a manufactured home community under the jurisdiction of this Chapter without first being subjected to inspections and remediation of shortcomings identified by those inspections. Inspections and repairs must occur before the manufactured home is brought to the community. Inspections shall be conducted by qualified technicians approved by the City and who possess

competencies borne of training and relevant work experience. The owner of the mobile home shall bear responsibility for all costs associated with inspections, repairs, and reinspection.

- (2) Approval to locate the manufactured home shall be granted by the Zoning Administrator only after letters of compliance are received from the approved inspectors. Letters of compliance shall state the following:
 - (a) Location and date of the original inspection;
 - (b) Deviations from code from compliance and recommended repairs;
 - (c) Actual repairs made;
 - (d) Statement of compliance;
- (3) No manufactured home located into a manufactured housing community without final approval under this Chapter shall be permitted utility system connections.
- (4) The following inspections shall be conducted:
 - (a) The electrical system shall be inspected for compliance with the National Electrical Code. Inspection shall be conducted by a qualified electrician approved in advance by the City. The inspector shall note in writing deficiencies in the electrical systems and repairs necessary for the unit to comply;
 - (b) The environmental systems (heating, air-conditioning and ventilation) shall be inspected by a qualified HVAC technician approved in advance by the City. The inspector shall note in writing the deficiencies in the environmental systems and indicate repairs necessary to ensure safe operations;
 - (c) The plumbing and potable water supply systems shall be inspected by a qualified plumber approved in advance by the City;
 - (d) The structure shall be inspected by a qualified carpenter approved in advance by the City. The inspection shall be conducted to ensure the structural integrity of the manufactured home.
 - (e) The structure shall be inspected by the certified Property Maintenance Officer to ensure compliance with that ordinance. The owner shall be liable to the City for the cost of the inspection at the hourly rate of pay for the Officer plus travel expenses.

22-1-4 STREET SYSTEM.

(A) All streets in every community shall be constructed and maintained in a passable and dust-proof condition at all times. All streets shall have a minimum width of **twenty-four (24) feet**. The foregoing shall be construed in a manner consistent with the specifications set forth by the City Engineer to ensure sufficient load-carrying capacity so as to permit the safe passage of emergency vehicles.

(B) All manufactured home spaces shall be served by internal private streets within the manufactured home park and there shall be no direct access from a manufactured home to a public street or alley.

22-1-5 VEHICLE PARKING.

(A) All streets in manufactured home communities shall provide vehicular traffic flow in the following manner:

- (1) **forty (40) feet** for parking on **one (1) side** of the street;
- (2) **forty-six (46) feet** if parking on both sides of the street.

(B) Furthermore, each manufactured home site shall have at least **four hundred (400) square feet** of off-street parking constructed of asphalt or asphalt-like material in addition to the potential on-street parking hereinabove described.

(C) No portion of a manufactured home shall block, in any way, the pedestrian traffic on walkways.

22-1-6 EXTERIOR LIGHTING. There shall be an average illumination level of at least **0.6 foot candle** and a minimum illumination level of **0.3 foot candle** maintained in all areas of the manufactured home community. To achieve this level of illumination, the Department recommends the use of a **one hundred seventy-five (175) watt** mercury/vapor lamp or a **six hundred (600) watt** tungsten lamp at an elevation of **twenty-five (25) feet**, every **two hundred fifty (250) feet**. Individual yard lights, having an average equivalent illumination of a **forty (40) watt** electric light bulb per space, will be acceptable in lieu of a central lighting system.

22-1-7 REQUIRED SITE IMPROVEMENTS.

(A) **Tie Downs.** Each manufactured home owner shall provide tie-down in accordance with the Illinois Mobile Home Tie-Down Act (**210 ILCS 120/2**) and the rules promulgated thereunder.

(B) **Installation.** Manufactured homes shall be installed in accordance with the standards set forth in the Manufacturers Set-Up Requirements.

(C) **Steps and Landings.**

- (1) Steps and landings are required at each exit door for all homes and shall be constructed of safe and durable building materials.

(2) Each landing shall be a minimum of **thirty-six (36) inches** by **thirty-six (36) inches**.

(D) **Skirting.** Installation of skirting shall be required. Installation shall be in accordance with the manufacturer's installation instructions. It shall be secured, as necessary, to assure stability, to minimize vibrations, to minimize susceptibility to wind damage, and to compensate for possible frost heave. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting. A sliding or hinge type of inspection door must be provided for use by the Department. The inspection door must be minimum of **twenty-four (24) inches** in width and be located near the sewer riser.

22-1-8 NONCONFORMING USE. The lawful use of and existing at the time of the adoption of this regulation, although such use does not conform to the provisions herein, may be continued, but if such nonconforming use is discontinued for a period of **one (1) year**, the existing community shall be in conformity with the provision of these regulations. Any expansion or addition to an existing community shall be in conformance with these regulations.

22-1-9 VARIANCE. Where the Zoning Board finds that extraordinary hardships may result from strict compliance with these regulations due to unusual topographic, health, public safety, other conditions beyond the control of the applicant, it may vary the regulations so that substantial justice may be done and the public interest secured, provided, however, that such variation will not have the effect of nullifying the intent or purpose of these regulations. Any variance thus authorized is required to be entered in writing in the minutes of the Zoning Board and the reason which justified the departure to be set forth.

22-1-10 ADOPTION OF STATE LAW.

(A) The City hereby adopts by reference **210 ILCS 115/1 et seq.**, commonly known as the Illinois Mobile Home Park Act and Illinois Administrative Code, Title 77, Chapter 1, Department of Public Health, Subchapter q: Mobile Homes, commonly known as the Manufactured Home Community Code.

(B) All references in the above statute and code to the Department of Public Health shall be read to refer to the City or its designated agent or employee.

[See Section 1-1-20 for penalty.]