

CHAPTER 23

MOBILE HOMES AND MOBILE HOME PARKS

Art. I In General, Secs. 23 1 23 19

Art. II Mobile Home Park Development Procedure, Secs 23 20 23 26

ARTICLE I. IN GENERAL

Sec. 23 01. Compliance required - Mobile home.

No person shall maintain a mobile home in the City, except as specifically permitted in this chapter. (Code 1965, Sec. 51.41)

Sec. 23 02. Removal of wheels subjects home to building, sanitary and zoning regulations.

Removal of the wheels or other transporting device, except the temporary detachment of a towing unit, from any mobile home shall be construed as converting the same into a permanent structure subject to all requirements of the building code, sanitary regulations and zoning regulations. (Code 1965, Sec. 51.41)

Sec. 23 03. Parking Mobile home in yard of residences.

A bona fide guest of a householder may park a mobile home in the rear yard of any dwelling house for a period of time not to exceed fifteen (15) days, if such mobile home is used only for sleeping purposes during such fifteen (15) day period. (Code 1965, Sec. 51.41)

Sec. 23.04. Parking Mobile home in other than park restricted.

*Cross References Building and building regulations, Sec. 8 1 et seq; flood hazard prevention, Ch. 14 1/2; subdivisions, Sec. 30 1 et. seq.

No mobile home shall be located in the City as a permanent residence for a longer period than is prescribed in section other than in a mobile home park.

State law reference Trailer coach parks, Ill. Rev. Statute Ch. 111 1/2, Sec. 158 et seq.

Sec. 23 05. Parking or storage of unoccupied mobile homes.

A mobile home may be parked or stored in the City regardless of the other provisions of this chapter, if it is not used for living or sleeping purposes during such time it is so stored or parked, and provided that it is not a nuisance and does not constitute a fire hazard. (Code 1965, Sec.51 41)

Sec. 23 06. Maintenance of Mobile home for business purposes restricted.

No mobile home shall be maintained in the City as a permanent office. Such office use as is compatible with the demonstration and sale of such articles or services may be readily transported in a mobile home by a distributor or salesman may be permitted in a mobile home on a legally located parking lot for a period of time not exceeding seven (7) days, if such mobile home is not used for living or sleeping purposes during such time. (Code 1965, Sec. 51 41)

Sec. 23 -07 - 23 19. Reserved.

ARTICLE II

MOBILE HOME PARK DEVELOPMENT REVIEW PROCEDURE

*Editor's Note Ordinance No. 84 26, Secs. 1 7, adopted Aug. 20, 1984, enacted the provisions codified as Art.II, Secs. 23-20 23 26, above. Since said ordinance did not expressly amend the code, the manner of codification has been at the editor's discretion.

Sec. 23 20. Procedure for Mobile home park development.

- (a) Any plan for mobile home park development or the expansion of an existing park must be submitted to the City Council and referred to the City Planner who shall review said plans and refer same within thirty (30) days to the plan commission for public hearing purposes once said plan is officially filed.
- (b) The plan shall be considered as officially filed after it has been examined by the City Planner and found to contain the information essential for proper review by the Plan Commission as required by these regulations and that the land has been properly zoned or is a part of a request. The City Planner shall notify the developer, or his agent, of any necessary information that is not provided within ten (10) working days of his reviewing the plan. Not less than five (5) copies of the plan shall be submitted for Plan Commission review.
- (c) The City Planner shall transmit the plan to the Plan Commission for its review. A recommendation on the development shall be submitted to the City Council at the earliest possible date following review by the Plan Commission. (Ord. No. 84.26, Sec. 1, 8 20 84)

Sec. 23 21. Development plan - Mobile home parks.

The proposed plan shall be a scale drawing at a scale of one hundred (100) feet one inch and shall show correctly on its face the date, scale and north arrow. The proposed park name, the developer, and the engineer, surveyor or planner preparing the plan shall also be shown. A full legal description of the land proposed to be developed shall be shown, along with the layout, width, approximate grades and typical cross sections of all new streets and rights of way such as alleys, highways, easements, storm and sanitary sewer lines, water mains, drainage ways and other utilities; direction, size of, and distance to nearest water and sewer mains, dimensions and areas of lots in square feet, proposed building setback lines, contours at vertical intervals of not more than two (2) feet with reference to U.S.G.S. datum, or at more frequent intervals for land with unusual topography. (Ord. No. 84 26, Sec.2, 8 20 84)

Sec. 23 22. Improvement construction plans - Mobile homes.

Construction plans shall be prepared and shall contain at least the following information in suitable combined form in a format prescribed by the City: Title page, plan of the proposed park, general layout of drawings of the proposed streets and storm drainage system showing the grade of the center line of the streets, the drainage structures, curb and gutters, and such other information as necessary to show the disposition of the surface water. General layout drawings of the proposed water and sanitary sewer systems, plans and profiles of streets and sewers at recommended scale of one inch equals fifty (50) feet horizontal and one inch equals five (5) feet vertical, and details of street structures shall be included. (Ord. No. 84-26, Sec.3, 8 20 84)

Sec. 23 23. Design and improvement standards - Mobile homes.

- (a) Streets, lots, access, lighting, and hydrants:
 - (1) All streets shall be designed in substantial relation to topographic conditions and drainage, public convenience and safety, and proposed uses of land to be served by such streets. A public street shall be provided for convenient access to all property within the park.
 - (2) Exterior major and collector streets and all interior shall have pavement widths and meet

construction standards as established by the appropriate state, county or local agencies.

- (3) Mobile home parks on a parcel not less than ten (10) acres in area. Each mobile home lot shall have a minimum area of four thousand (4,000) square feet and a minimum lot width of forty (40) feet; a minimum unit size of not less than eight hundred forty (840) square feet and a minimum unit width of not less than twelve (12) feet. The mobile home park shall be provided with a twenty foot minimum setback exclusive of roadways or other means of access except public utility easements in unusual circumstances. No structures shall be allowed within the park setback with the exception of a sign or signs denoting the name of the park and certain signs provided to control noise, litter and enhance safety within and near the park. All signs shall be provided in accordance with the City's sign ordinance. Other allowable uses within the required setback are trees and shrubs which will not impair vision at intersections.
 - (4) Corner lots for residential use shall have ten (10) feet of extra width to permit full building setbacks on both streets. Every stall shall front or abut on a public street.
 - (5) Double frontage and reversed frontage lots shall be avoided except where necessary to overcome specific disadvantages of topography and orientation.
 - (6) The park shall contain no leftover pieces, corners, or remnants of land. Lot widths shall be measured at the building setback lines and may be reduced ten (10) per cent at the end of a culdesac, providing stall area meets with the requirements of the zoning ordinance.
 - (7) A minimum of four hundred (400) feet between points of access measured from center line to center line shall be maintained along county highways and eight hundred (800) feet, as herein indicated, along US and state highways.
 - (8) The developer shall be responsible for providing lighting at the entrance(s) and exit(s) of the park and at such intervals as needed to ensure safety, but in no instance at intervals greater than one hundred fifty (150) feet apart within a block. Lighting shall be provided at the entrances and corners of community buildings within the park.
 - (9) Fire hydrants shall be installed at the developers expense at intervals of not less than four hundred (400) feet or as otherwise specified by the Fire Department.
- (b) Easements/setbacks:
- (1) Public easements of not less than eight (8) feet shall be provided for utility service, including storm water drainage, where practical at the rear of each stall and along such other lot lines as to provide continuity of alignment from block to block.
 - (2) All utility distribution lines for telephone and electric service to be installed shall be placed underground within easements or dedicated public ways. The installation of such facilities shall be made in compliance with applicable orders, rules and regulations of the Illinois Commerce Commission, now or hereafter effective, and the owner or developer of any property to be served from such underground installations, now and hereafter effective and filed with said commission pursuant to the Illinois Public Utilities Act, of any public service will be required to comply with respect to the provision of such underground facilities.
 - (3) No more than ten (10) per cent of the minimum lot area shall include land within a drainage easement along a watercourse made to accommodate observed, computed or anticipated water drainage through and from the lot; and in any case said drainage course across the stall shall not be obstructed.

- (4) Where a park is traversed by a water course, drainage channel, or stream or other bodies of water, appropriate dedication or easement provisions, with adequate width or construction to accommodate observed, computed or anticipated storm water drainage through and from the park, shall be made. The width of the easement or dedication shall be dependent on the area of land drained by the watercourse and to allow access for construction and maintenance equipment.
- (c) Sewer and water:
- (1) Mobile home parks shall be served by a municipal sewage facility and municipal or municipal type water system. Storm water shall be controlled through the construction of storm sewers. Only in situations where no danger to public health or land erosion potential exists shall surface runoff be allowed to occur other than by means of an enclosed storm sewer system.
- (2) Park water facilities shall be designed to meet the needs of the park residents as anticipated.
- (d) Storm water and surface drainage. There shall be provided a storm water sewer system to serve adequately the area being developed, considering, but not limited to, the use of existing drainage channels whenever possible. The design of the drainage system shall consider and show:
- (1) Storm drainage area (watershed) of which the site is a part;
- (2) The amount of runoff from the site, the improvement plans for which shall ensure that runoff shall not exceed the existing capacity of the downstream outfall as improved;
- (3) A means to store all runoff in excess of that amount carried by the downstream outfall safely without damage to public or private property;
- (4) Elimination of grades which may result in erosion or ponding;
- (5) Existing watercourses;
- (6) A plan of the park's grading to prevent ponding of storm water; and,
- (7) Placement of rap or other material to prevent erosion throughout and immediately adjoining the park.
- (e) Off street parking. All off street parking standards required by the zoning ordinance shall be applied to the park when referring to recreational, commercial and residential uses within the park.
- (f) Service and community building. Service and community buildings shall be required in accordance with applicable state, county and local agency regulations. Such buildings shall be constructed within the standards provided in the Kankakee City Building Code. (Ord. No. 84 26, Sec.4,8 20)

Sec. 23 24. Improvement, construction and inspection - Mobile homes.

During the course of construction, at such times as shall be deemed necessary within customary good practice of engineering and construction, inspection by the City Planner, Code Enforcement Officer, Superintendent of Public Works, Superintendent of Water Pollution Control, and the City Engineer shall be made to ensure compliance with the plans and specifications as approved. The developer is responsible for all required improvements until released after inspection and written approval by the City Planner, Code Enforcement Officer and Superintendent of Public Works, Superintendent of Water Pollution control and City Engineer. (Ord. No. 84 26, Sec. 5,8 20 84)

Sec. 23 25. Fees for special use permit.

An application fee of one hundred fifty dollars (\$150.00) shall accompany a request for a special use permit. Such fee shall be made payable to the office of the City Clerk. (Ord. No. 84 26, Sec. 6, 8 20 84)

Sec. 23 26. Bonding/letter of credit - Mobile home park.

The developer shall post a bond or letter of credit from a lender or similar institution in the full amount of the required improvements in the event construction of improvements does not occur upon approval of final plans for development. (Ord. No. 84-26, Sec. 7, 8 20 84; Ord. 85 -28, Sec. 8, 7-15-85).

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