

APPENDIX B

MOBILE HOME PARK REGULATIONS

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A CONDITIONAL USE ORDINANCE DEFINING AND REGULATING MOBILE HOME PARKS: ESTABLISHING MINIMUM STANDARDS GOVERNING THE CONSTRUCTION OF MOBILE HOME PARKS; ESTABLISHING MINIMUM STANDARDS GOVERNING THE PROVIDED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS OF MAKING MOBILE HOME PARKS SAFE, SANITARY AND FIT FOR HUMAN HABITATION; FIXING THE RESPONSIBILITIES AND DUTIES OF OWNERS AND OPERATORS OF MOBILE HOME PARKS.

SECTION 1 **DEFINITIONS**

Accessory Structure

A building subordinate to the smaller than a principal building or mobile home, that contributes to the comfort, convenience or necessity of the occupants of the principal building or mobile home.

Board of Appeals

The County Zoning Board of Appeals.

County Zoning Inspector

The legally designated County enforcing officer (or his authorized representative).

Dependent Trailer Coach or Dependent Mobile Home

"Dependent Trailer Coach" or "Dependent Mobile Home" means a trailer coach which does not have a toilet and bath or shower facilities. Their use is prohibited in any mobile home park.

Independent Trailer Coach or Independent Mobile Home

Any enclosure or vehicle used for living, sleeping, business or storage purposes on a foundation or wheels which is, has been, or reasonably may be equipped with wheels or other devices for transporting it from place to place, whether by motive power or other means, suitable for year-round occupancy, and containing both facilities and self-contained toilet. This definition is not intended to include travel trailers or camper buses.

May

The term "may" shall mean permissible.

Permit

The term "permit" means a written permission issued by the County Zoning inspector permitting the owner to construct or alter a mobile home park under this ordinance and regulations promulgated thereunder.

Person

Means an individual, firm partnership, corporation, company or association.

Service Building

Means a building housing manager's office, laundry facilities, maintenance equipment, toilet facilities for employees, and emergency sanitary accommodations.

Shall

The term "shall" means imperative and mandatory.

Trailer Coach or Mobile Home

"Trailer Coach" or "Mobile Home" means any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance upon the public streets or highways and designated to permit the occupancy thereof as a dwelling place for one or more persons.

Trailer Coach or Mobil Home Lot

A parcel of land designated for the exclusive use of the occupants of a single mobile home, also termed mobile home space.

Trailer Park or Mobile Home Park

"Trailer Coach Park" or "Mobile Home Park" means an area of land upon which three or more occupied trailer coaches or mobile homes are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such trailer coach park.

Trailer Coach or Mobile Home Stand

That part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures, or additions.

Zoning Permit

The term "permit" means a written permission issued by the County Zoning Inspector permitting the owner to construct or alter a mobile home park under this Ordinance and regulations promulgated thereunder.

SECTION 2

Each park to be constructed under the provisions of this Ordinance shall adhere to the minimum regulations as are required by the Illinois State Department of Health Regulations established health sanitation, and safety standards for all parks in Illinois.

SECTION 3

In order to obtain a zoning permit to construct a new mobile home or trailer coach park, or an addition to an existing trailer coach park, the applicant shall file with the County Zoning Inspector a written application setting forth:

- (a) 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 filing of the application.
- (b) Locations and legal description of the tract of land, certified on a plat of a survey by an Illinois Registered Land Surveyor drawn to scale of 1" = 100', or larger.
- (c) The proposed and existing facilities in the park for water supply, sewage, garbage and waste disposal, fire protection, and for a sanitary community building which will include a description of toilets, urinals, sinks, wash basins, slop sinks, showers, drains and laundry facilities, the proposed alterations therein, and the maintenance thereof.
- (d) The proposed method of lighting the structures and land upon which the park is to be located.
- (e) All corners and points of tangency are to be marked by galvanized or wrought iron pipe or iron or steel bars at least eighteen (18) inches in length and not less than one half (1/2) inch in diameter. The top of the pipe or bar is to be set level with the established grade of the ground.
- (f) The plans of the park drawn on a scale of 100 feet to an inch, 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, all showing compliance with the provisions of this Ordinance. The plot plans shall be drawn on a scale of 100 feet to an inch shall contain, among other things, the following:
 - 1. The date on which such plot plans were prepared.
 - 2. An arrow indicating North.
 - 3. All Trailer Coach sites shall be properly numbered on the plot plans.
 - 4. Complete information regarding storm sewers.
 - 5. Storm water run-off shall be shown on a separate plat.
 - 6. Contour lines with intervals of not more than five (5) feet where the slope is greater than 10 percent, and not more than two (2) feet where the slope is less than 10 percent shall be shown on a separate plat, and the United States Geological Survey data shall be used for the preparation of such a plat.

7. Grades of driveways and all ditches shall be shown on a separate plat.
- (g) A statement of the fire-fighting facilities, public or private, which are available to the trailer coach park.
 - (h) An affidavit of the applicant as to the truth of the matters contained in the application shall be attached thereto. Each application for a permit to construct shall be accompanied by an application fee amounting to \$25.00 for each ten acres of land, or fraction thereof, proposed to be used as a park. Each application fee shall be paid to the County Clerk by certified check or United States money order, in the amount of the application fee only, and said to the County Clerk, shall not be refunded.

SECTION 4

Upon receipt of an application for a zoning permit to construct a park, the County Zoning Officer shall, if the park is or the proposed park will be in conformity with the ordinance, issue a certificate to construct. If the application for a permit to construct is declined, the County Zoning Inspector shall give the reasons therefore in writing to the applicant; and if the objections can be corrected, the applicant may amend his application and resubmit it for approval.

If a zoning permit to construct a park is issued, the applicant shall, upon completion thereof, notify the County Zoning Inspector. The County Zoning Inspector shall then inspect the park and, if completed in accordance with the accepted application, the Zoning Inspector shall issue a permit of compliance.

No person, firm or corporation shall provide or install a house trailer park or make a change or addition to a house trailer park until the plans therefore have been submitted to and approved by the local Board of Health and the State Department of Health.

No change in any sanitary facilities, methods of water supply, sewer, drainage, garbage or waste disposal, and no change in the plot plan shall be made without first making a written application to the County Zoning Inspector and receiving a permit therefrom. Such application shall be made in the way and manner herein set forth, except that a fee amounting to \$10.00 for each ten acres or fraction thereof used to harbor trailer coaches therein shall accompany each application for a permit to alter such trailer coach park. No application fee shall be required to accompany an application for a permit to alter a park where such alteration involves only a reduction in the number of trailer spaces to a number less than such park is currently permitted. Such a change or changes shall comply with such safety and sanitary code, building code, rules and regulations as are applicable thereto.

Such a permit does not relieve the applicant from securing any other permit or certificate, or from complying with any other ordinances of Logan County, Illinois.

SECTION 5

No person, firm, or corporation shall construct a trailer coach park without first obtaining a zoning permit and building permit to do so. Each certificate and permit to construct, and each certificate or permit to make alterations therein shall be prominently displayed in the office of the trailer coach park for which the same was issued.

SECTION 6 ENVIRONMENTAL, OPEN SPACE, AND ACCESS REQUIREMENTS

6.1 Every park to be constructed under the provisions of this ordinance shall provide for the following, in the manner specified.

- (a) No park shall be so located that the drainage of the park area will endanger any water supply. All such parks shall be well drained and shall be located in areas free from ponds, swamps and similar places in which mosquitoes may breed. No waste water from trailer coaches shall be deposited on the surface of the ground except State-approved systems may be used.
- (b) All land proposed for mobile home parks shall be adequately protected against flooding.
- (c) Not subject to any hazard or nuisance such as excessive noises, vibration, smoke, toxic matter, radiation, heat, or glare.
- (d) Not subject to any source of pollution such as drainage from garbage disposal areas.
- (e) Not subject to any adverse influence from adjoining streets and areas.
- (f) The tract of land involved shall be an area of not less than ten acres.

6.2 Site Drainage Requirements

- (a) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- (b) Adequate provisions shall be made for approved sanitary sewage treatment.

6.3 Soil and Ground Cover Requirements

- (a) Exposed ground surfaces in all parts of every park shall be paved or covered with stone screenings, or other solid material, or protected with a vegetable growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

- (b) Where topography has a slope of 25 percent or more a rip wall cribbing or other approved system of soil and slope stabilization shall be installed and maintained.

6.4 Physical Hazards in Parks

- (a) Adequate protective barriers shall be provided and maintained where there is a slope in excess of 45°, and a change in elevation of six (6) feet. Such barriers may include, but are not limited to, continuous shrubs or fences.
- (b) Swimming pools shall be screened, fenced or secured when not in active use to prevent injury. Fencing or other artificial enclosures shall completely enclose the pool area.
- (c) Swimming pools shall be constructed and maintained in accordance with the requirements of the State Department of Public Health.

6.5 Nuisances in Parks

All parks shall be maintained free of nuisances such as excessive heat, glare, vibration, smoke, toxic matter, radiation, and fire or explosive hazards.

6.6 Non-Residential Uses

No part of any park shall be used for non-residential purposes except such uses that are required for direct servicing and well-being of park residents, and for the management and maintenance of the park. Exceptions to this will be provisions for a mobile home sales office and display area.

6.7 Required Separations Between Mobile Homes

- (a) Mobile homes shall be separated from each other and from other buildings and structures by at least twenty (20) feet.
- (b) The mobile home park shall not exceed an overall density of eight (8) mobile homes per acre.

6.8 Required Setbacks, Buffer Strips, and Screening in Mobile Home Parks

- (a) All mobile homes shall be located as follows from any park boundary line abutting upon a public street or highway.

100 foot setback on Federal Highways.

50 foot setback on State Highways.

35 foot setback on all County, Township, or Municipal roads

They shall be at least ten (10) feet from other park property boundary lines.

- (b) All mobile home sites shall provide a front yard of not less than fifteen (15) feet measured from the edge of the pavement.
- (c) Street trees shall be encouraged to be planted within five (5) feet of the pavement. These shall not be of the following or any other brittle wood or species subject to extreme vulnerability from insects or diseases: Elm, Willows, Poplars, Box Elders and Soft Maple.

6.9 Recommended Recreation Areas in Mobile Home Parks

In all parks accommodating or designed to accommodate ten (10) or more mobile homes, it is recommended there be one or more recreation areas which shall be easily accessible to all park residents. Recreation areas shall be so located as to be free of traffic hazards and should, where topography permits, be centrally located.

6.10 Park Street System

- (a) **General Requirements**
All parks shall provide safe, continuous and convenient vehicular access from abutting public streets or roads to each mobile home space. For purposes of this code, all streets shall hereinafter be referred to as "Park Street System" and shall be maintained by the owner/owners, or dedicated to the county, township, or municipality for maintenance.
- (b) **Primary Entrance Road**
The primary entrance road connecting the Park Street System with a public street or road shall have a minimum road pavement width of 36 feet, where guest parking is permitted at both sides, or a minimum road pavement width of 30 feet where parking is limited to one side. Where the primary entrance road is more than 100 feet long and does not provide access to abutting property within such distance, the minimum road width may be 25 feet provided parking is prohibited at both sides.
- (c) **Secondary Entrance Road**
In addition to the required primary entrance road, all parks containing 25 or more acres in total area and/or provide for the accommodation of 200 or more mobile homes, shall have at least one secondary entrance road connecting the Park Street System with a public street or road. Such a secondary road or roads shall have a minimum pavement width of 25 feet. Where primary and secondary entrance roads connect to the same public street or road, there shall be a minimum separation of 150 feet between such access points. Where this is not feasible or possible, clearly marked, one-way entrance and exit lanes with at least a 15-foot wide median strip are acceptable provided the pavement width of each one-way road is at least 25 feet wide.

- (d) Interior Streets
All interior streets in the Park Street System shall have a minimum pavement width of 25 feet on a 27-foot right-of-way with parking prohibited on both sides. Dead-end streets shall be limited in length to 500 feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 120 feet. One-way minor streets shall be acceptable only if less than 500 feet long and serving less than 25 mobile homes.

6.11 Street Construction and Design Standards

- (a) Pavement Materials
Bituminous Surface Course (subclass A-3) over an eight (8) inch base course of compacted gravel; base course, type B.
- (b) Pavement Design
Primary and secondary entrance roads which exceed 20 feet in width shall have a standard cross section with curbs. Paving on interior streets may have an alley cross section, if it is narrower than 25 feet.
- (c) Grades
Grades of all streets shall be sufficient to insure adequate surface drainage, but shall not be more than 8 percent nor less than .5%. Short runs with a maximum grade of 12 percent may be permitted provided traffic safety is assured by appropriate paving, adequate leveling areas, and avoidance of lateral curves.
- (d) Intersections
Within 100 feet of an intersection, streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersection streets. Intersections of more than two streets at one point shall be avoided.

6.12 Required Off-Street Parking

Off-street parking shall be provided in all parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) car spaces for each mobile home. Parking bays shall be so located as to provide convenient access to mobile home spaces. A minimum of one hard surface, off-street parking space per mobile home shall be provided on each mobile home site.

6.13 Pedestrian Access

- (a) General Requirements
All parks shall provide safe, convenient, 4-inch Portland Cement Concrete pedestrian access between individual mobile homes (said thickness shall be increased to 5 inches at driveways), the Park Street System and all community facilities provided for park residents.

- (b) Individual Walks
All mobile homes shall be connected with the Common Walk System and the Park Street System by one or more individual walks on each mobile home space. Such individual walks shall have a minimum width of two (2) feet.
- (c) Common Walk System
A common walk system, three feet wide, shall be provided in every park for pedestrian access between each mobile home space and all required open areas, community structures and facilities.

6.14 Required Illumination of Park Street Systems

All parks shall be furnished with sufficient electrical systems and lighting units at the owner's expense, so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

- (a) All parts of the Park Street Systems:
0.4 foot candle with minimum of 0.3 foot candle. Exceptions to this will be in those parks selecting to use gas lights.
- (b) Potentially hazardous locations such as major street Intersections and steps, or stepped ramps: individually illuminated with a minimum of 0.4 foot candle.

6.15 Existing Mobile Home Parks

Any Mobile Home Park which existed upon the effective date of the ordinance shall be regarded as a nonconforming use, and may be continued, except that any change in layout, expansion or extension shall be subject to all provisions of the Mobile Home Park Ordinance and the State Board of Health and County or local Board of Health regulations.

SECTION 7 WATER SUPPLY

7.1 General Requirement

Every park shall have a water supply system capable of providing a sufficient supply of potable water under adequate pressure, to water supply facilities for mobile homes, service buildings, fire hydrants, drinking fountains, and other accessory facilities, as required by this code for the well-being of park residents, and for park maintenance. Such system shall be designed, constructed and maintained in accordance with the State standards of Illinois Department of Health and/or standards currently enforced by local departments.

7.2 Source of Supply

- (a) Where a public water supply system is available, the park water supply system shall be connected thereto. A public water supply system shall

be deemed available when such system is within 500 feet of the park measured along a street or other public easement, and a connection may be made lawfully thereto. No private water supply system shall be cross-connected with any public water supply system.

- (b) Where a public water supply source is available, the park's source of water supply including the construction, equipment, and distributing water shall be approved by the Board of Health and other authorities having jurisdiction. The chemical and bacteriological quality of the potable water distributed in any park including water treatment processes employed shall conform to the standards established by the health authority having jurisdiction.
- (c) The water sources shall be capable of producing an adequate volume of water to supply all mobile home spaces in any park, but in no case shall such capacity be less than 150 gallons per space per day in any mobile home park.
- (d) Where an independent or non-public water system is used to serve the mobile home park with water obtained from wells, the well shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. A minimum distance of 100 feet shall be maintained between the water supply and any sewage treatment facility. A minimum distance of 100 feet shall be maintained between the water supply and any other possible source of contamination, except that sewers or pipes through which sewage may back up shall be located at least 50 feet from any well or water-section pipeline.
- (e) No well-casings, pumps, pumping machinery or section pipes shall be located in any pit, room, or space extending below ground level, not in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground. The floor or rooms above ground shall be at least six (6) inches above the ground's surface. All floors shall be watertight and sloped from well-casing to the drain. Said well-casing shall be not less than 12 inches from the floor.

7.3 Water Storage Facilities

All water storage reservoirs shall be watertight and constructed of impervious material; all overflows and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material, and so designed that they may be locked. All of the overflow pipes from a reservoir shall be connected with back-siphonage protection to any pipe in which polluted water may back up.

7.4 Water Distribution System

- (a) The water distribution system shall be constructed of piping, fixtures and other equipment of approved materials and shall be so designed and maintained to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions, at each mobile home, service building, and other locations requiring potable water supply. Such piping shall not be interconnected or cross-connected with any drainage, venting, or other system conveying nonpotable water. Nor shall such piping be subject to hazards of back-flow or any back-siphonage.

7.5 Individual Water Connections

- (a) Individual water service connections shall be provided at each mobile home lot in the mobile home park. All water service connections shall be watertight and located at a minimum distance of ten (10) feet from sanitary sewer connections below ground. The minimum pipe size of connections shall be three-quarter (3/4) inch. Outlets shall be so constructed as to be free of possible contamination from surface drainage and possible damage during installation of a mobile home, and shall be four (4) inches above grade.
- (b) Underground stop and waste-cocks shall not be installed on any connection.

7.6 Required Water Supply for Fire Protection

Where a public water supply system with a water main of four (4) inches or larger is available, all parks accommodating or designed to accommodate ten (10) or more mobile homes, or both, shall provide the following water supply facilities:

- (a) The system shall permit the operation of a minimum of two (2) 1-1/2 inch hose streams on a fire in any mobile home, service building, or other accessory structure in the park.
- (b) Hydrants shall be located within 600 feet of such structures and shall be of a type prescribed by Logan County.
- (c) Water supply and associated facilities shall be sufficient to provide a delivery of at least 75 gallons per minute at each of the two nozzles held four (4) feet above the ground, at a flowing pressure of at least 30 pounds per square inch when measured at the highest elevation in the park.

SECTION 8 SEWAGE DISPOSAL

All sewage and other water-carried waste shall be disposed of into a common sewage system. All provided sewage systems shall be constructed in conformity with all laws of the State of Illinois, regulation of any department, division or

board of the State of Illinois, and any ordinance of the County of Logan, Illinois, relative thereto.

Each trailer or mobile home site shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each trailer coach. It shall be the duty of the owner or operator of said trailer coach park to provide an approved type of water and dro-tight connection from the trailer water drainage to the sewer connection, and keep all occupied trailer coaches connected to said sewer while located in a trailer coach park. Sewer connections in unoccupied trailer coach sites shall be so closed that they will emit no odors or cause a breeding place for flies. No water or waste shall be allowed to fall on the ground from trailer coach.

SECTION 9 ELECTRICAL DISTRIBUTION SYSTEM

9.1 General Requirements

Every park shall contain an electrical wiring system consisting of approved wiring, fixtures, equipment, and appurtenances, which shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All parts of the Park Electrical Distribution System shall conform with approved standards for safety to life and property and with accepted engineering practices. All electric wires shall be underground.

SECTION 10 FUEL SUPPLY AND STORAGE

10.1 Natural Gas System

Natural gas piping systems in all parks shall be installed and maintained in conformity with accepted engineering practices and the rules and regulations of the authority having jurisdiction.

10.2 Fuel Oil Supply System

All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction. Fuel oil systems underground shall be located at a minimum of ten (10) feet horizontally from water lines, and at necessary crossings shall be placed in substantial pipe sleeves extending ten (10) feet from each side of the water pipe.

SECTION 11 FIRE PROTECTION

11.1 General Requirements

The mobile home park area shall be subject to the rules and regulations of the Fire Protection District in which it is located.

11.2 Location of Fire Hydrants

Where a public water system with a water main of six (6) inches or larger is available to the mobile home park, standard fire hydrants shall be located within

600 feet of each mobile home or building.

- 11.3 Fire extinguishers shall be encourage to be included in each mobile home unit.

SECTION 12 ALTERATIONS, ADDITIONS, ANCHORAGE AND OCCUPANCY

12.1 General Requirements

All building, plumbing, heating, air-conditioning, and electrical alterations or repairs in mobile home parks and individual mobile homes shall be made in accordance with applicable local regulations.

12.2 Permanent Additions

No permanent additions shall be built onto or become a part of any mobile home until first securing a zoning permit and building permit, and unless they are in accordance with requirements established by the County Zoning Inspector and shall have all interior and exterior surfaces finished with fire-resistant sheeting or roofing.

12.3 Anchorage of Mobile Home Units

All mobile homes shall be anchored in an approved manner at each corner of the structure to gain maximum protection against high velocity winds, and shall be skirted.

12.4 Separate Storage Structures

Small storage structures are permissible within ten (10) feet of trailers provided they are:

- (a) Not larger than approximately eight (8) feet by ten (10) feet in floor plan by six (6) feet in height.
- (b) Constructed entirely of fireproof materials such as sheet metal.
- (c) Capable of being completely and easily disassembled and are readily portable.
- (d) Used only for storage purposes.
- (e) Not attached to a trailer or used as an auxiliary room, or otherwise used for dwelling or living purposes.
- (f) So constructed and maintained that a rat harborage is not created.

Small storage cupboards, if neatly and substantially constructed, shall also be considered permissible within ten (10) feet of trailers, even when constructed of non-fireproof materials, provided they are:

- (a) Serviced without walking into the structure.
- (b) Equipped with shelves so arranged as to prevent a person stepping or

walking into the structure.

- (c) Horizontal depth of structure not greater than approximately 30 inches (average adult arm length) in order that the rear portion of shelves can be serviced from a position outside the structure.
- (d) Do not create a rat harborage.
- (e) Placed no closer than 50 feet from any street.

12.5 Occupancy of Mobile Homes

Occupancy of the mobile home shall be limited to the design capacity of the mobile home. This is established by the number of sleeping spaces provided in the mobile home.

SECTION 13

Nothing in this ordinance shall be construed to include the State parks of Illinois, and the term "Trailer Coach Park" or "Mobile Home Park" shall not be construed to include buildings, tents, or other structures maintained by any individual or company on their own premises and used exclusively to house their own farm labor, or any military establishment of the United States, or of this State wherein a trailer coach or coaches may be located or harbored, or any park on State or County fairgrounds for a period during, immediately prior to, and immediately subsequent to the holding of the fair, not to exceed a total of two weeks in all, or the area or premises on any farm upon which are harbored trailer coaches occupied by persons employed upon such farm for not more than 90 days in any calendar year in the production, harvesting, or processing of agricultural or agricultural or horticultural products produced on such farm.