

ARTICLE XII MOBILE HOME PARKS AND MOBILE HOMES

Sec. 5-231. Definitions.

The following words and phrases, when used in this Article, shall have the meanings respectively ascribed to them:

Applicant means any person making application for license of Certificate of Occupancy.

Ceases to Occupy means the person or persons lawfully occupying the mobile home unit has vacated the mobile home unit. In the absence of an oral or written statement by such persons that they are terminating their occupancy, termination will be presumed if both water and electrical utilities to the mobile home are terminated and there is a continuous absence of any lawful occupancy of such mobile home for a period of six months. Despite the termination of such water and electrical utilities and such continuous absence, it will not be presumed to be vacated if the owner of such mobile home has paid the rent due on the lot occupied by the mobile home.

Certificate of Occupancy. See "Mobile Home Certificate of Occupancy."

Condominium Mobile Home Park means, for the purpose of this Article, a Mobile Home Park as herein defined except the mobile home sites or stands are individually owned pursuant to the Illinois Condominium Property Act.

Department means the Department of Community Development Services, unless otherwise indicated.

Frontage means that portion of a mobile home site abutting a private or public street.

License means a license certificate issued by the City allowing a person to operate and maintain a Mobile Home Park.

Licensee means the person, persons, corporations, partnerships or other entity to whom the City issued a license for operation of a Mobile Home Park.

Lot Line, Rear means the lot line opposite the front lot line. For purposes of establishing the required rear yard, in the case of an irregularly shaped or three-sided lot, it shall mean a line within the lot, ten feet long, concentric with and at the maximum distance from the front lot line. A lot need not have a rear lot line.

Manufactured Home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 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.

Mobile Home means a movable or portable unit, designed and constructed to be towed on its own chassis, comprised of frame and wheels, and designed to be connected to utilities for year-round occupancy and to provide for complete independent living facilities, including provisions for cooking, sleeping and sanitation. The term includes units containing parts that may be folded, collapsed or telescoped when being towed and then expanded to provide additional cubic capacity, and units composed of two or more separately towable components designed to be joined into one integral unit capable of being again separated into components, for repeated towing. Removal of wheels, towing devices or any other alteration does not qualify a mobile home as a conventional single-family dwelling. A mobile home shall, for purposes of this Article, exclude travel trailers or other mobile units not intended for year-round occupation.

Mobile Home Certificate of Occupancy (sometimes referred to herein as simply "Certificate of Occupancy") means a permit, issued by the Building Official, authorizing the occupancy of the mobile home, as based upon compliance with applicable ordinance provisions together with any special conditions or stipulations.

Mobile Home Owner means the party possessing title to a mobile home or the purchaser of a mobile home under a bona fide contract.

Mobile Home Park means a contiguous parcel of land planned and improved for the placement of five or more mobile homes where sites are rented or purchased pursuant to the Illinois Condominium Property Act.

Mobile Home Park Service Building means a permanent structure housing laundry, office, sanitation or other community facilities as required in mobile home parks for use by mobile home park occupants.

Mobile Home Site means a parcel of land clearly delineated on the Mobile Home Park site plan, intended for the placement of an individual mobile home and for the exclusive use of its occupants.

Mobile Home Stand means that part of an individual mobile home site which has been constructed for the placement of a mobile home.

Occupancy or Occupied means the residing of an individual or individuals overnight in a mobile home or the installation, storage or use of equipment, merchandise or machinery.

Owner-Operator means licensee.

Person means any individual, group of individuals, association, trust, partnership, corporation, person doing business under an assumed name, county, municipality, the State of Illinois or any political subdivision or department thereof, or any other entity.

Plat means a scaled map, plan or layout showing the subdivision of land and indicating the location and boundaries of individual lots including, but not limited to, exhibiting the following:

- (1) *The name, location or address of the Mobile Home Park, its owner and operator;*
- (2) *location of all property lines, existing streets, easements, utilities, sewers and any other significant features;*
- (3) *date, north arrow, graphic scale (not less than one inch to one hundred (100) feet) on all drawings submitted;*
- (4) *all buildings, structures and mobile home stands;*
- (5) *total number of mobile home sites;*
- (6) *approximate gross density per acre; and*
- (7) *all Mobile Home Parks located in a floodplain shall file evacuation plans indicating vehicular access and escape routes, including mobile home hauler routes, with the appropriate disaster preparedness authorities.*

Sale means the transfer of ownership, either presently or at a definite time in the future, upon compliance with an agreement to transfer ownership.

Smoke Detector means a U.L. 217 approved smoke detector.

Street, Private means a service way with an all-weather, dustless surface, which provides access to a property for the use of a limited number of persons or purposes, and which has not been publicly dedicated.

Type S fuses means fuses that are nontamperable and installed by the following schedule:

<i>Wire Size</i>	<i>Fuse (amp.)</i>
<i>#14</i>	<i>15</i>
<i>#12</i>	<i>20</i>
<i>#10</i>	<i>30</i>

Sec. 5-232. Purpose.

The purpose of this Article is to provide minimum standards to safeguard life and property by regulating (and controlling) operation, placement and occupancy of mobile homes, mobile home parks and condominium mobile home parks.

Sec. 5-233. License Required to Establish, Maintain and Operate a Mobile Home Park.

No person shall establish, maintain, conduct or operate a Mobile Home Park after May 5, 1982 [Ord. No. 8182-78] without first obtaining a license therefore from the City. The mobile homes which are located within the Mobile Home Park as well as all common areas of the Mobile Home Park must comply with the exterior maintenance provisions of this Article. Failure

to comply with these exterior maintenance provisions shall be grounds for denial of the annual Mobile Home Park license. The exteriors of the mobile homes and all common Mobile Home Park areas shall be inspected annually.

Sec. 5-233.1. Rules and Regulations to be Established.

Each Mobile Home Park licensed by the City shall establish rules and regulations as authorized under an Act Concerning Mobile Home Parks and the Rights of Mobile Home Owners and Mobile Home Residents, (Chapter 80, Section 201 et seq., Ill. Rev. Stat. 1989) approved September 14, 1979 and effective January 1, 1980, which said rules and regulations shall obligate the tenant expressly to those tenants duties set forth in the aforesaid statute and shall promulgate such rules and regulations in the manner specified and set forth in said statute.

Sec. 5-234. Standards for Existing Mobile Home Parks.

A. Roadways and Access.

1. *All streets and driveways in every Park shall be maintained in a passable and reasonably dust-proof condition at all times, and all streets and driveways in all Parks shall have a minimum width of 20 feet.*
2. *When in the opinion of the Department adequate emergency access is not provided to emergency vehicles, the Department may require the licensee to provide adequate access where possible.*

B. Mobile Home Sites, Pacing and Density.

1. *Individual mobile home lot frontage and lot area as well as overall Mobile Home Park density shall be in compliance with the Urbana Zoning Ordinance as it applies to existing Mobile Home Parks.*
2. *No mobile home shall be parked closer than five feet to the side lot lines of a Mobile Home Park, or closer than ten feet to a public street, alley or building. There shall be an open space of at least ten feet adjacent to the sides of every mobile home and five feet adjacent to the ends of every mobile home.*
3. *Pads, runners or piers shall be provided for each lot.*
4. *Mobile home sites shall contain no other principal use than a mobile home as defined herein.*

C. Potable Water Supply.

1. *Where a public water supply is available such supply shall be used.*
2. *The distribution system shall supply water at a minimum pressure of 20 pounds per square inch (PSI) during periods of peak demand and usage at the faucets.*
3. *Water Service Connection.*

- a. *Water service connection shall not be less than three-fourths inch inside diameter and shall not serve more than one mobile home at any time.*
 - b. *All water risers shall be at least one-half inch in inside diameter and terminate at least four inches above finished ground level.*
 - c. *All materials (piping and cock and valves, etc.) used in the water riser and connection shall comply with Illinois State Plumbing Code.*
 - d. *Combination stop and waste valves and cocks shall not be installed in an underground service piping.*
4. *Approved fire hydrants shall be accessible to the mobile home park within 500 feet of any mobile home.*

D. Sewage Disposal System.

1. *All sewage and other water carried waste shall be disposed of into a municipal sewage system whenever a sewer is adjacent or within 100 feet of any position of a mobile home.*
2. *The sewage collection system within the Mobile Home Park shall be adequate to carry the sewage load based on a maximum number of mobile home spaces and 250 gallons per space per day. There shall be no discharging of raw or partially treated sewage or waste water onto the surface of the ground, nor shall there be any escape of odors from sewage systems.*
3. *Sewer Service Connection.*
 - a. *Each mobile home site shall be provided with a sewer connection.*
 - b. *Sewer connections in unoccupied sites shall be so closed that they will emit no odors or cause a breeding place for flies or other insects, etc.*
 - c. *At all sewer connections, the sewer riser shall extend four inches above the ground.*

E. Electrical System. *Mobile Home Parks shall meet the requirements of the most recently adopted Electrical Code of the City of Urbana applicable to Mobile Home Park electrical distribution systems except for the following:*

- (1) *Overhead distribution lines shall be 18 feet above streets or roadways and have three feet clearance from any structure.*

F. Exterior Lighting. *Adequate lighting shall be provided for all streets, walkways, buildings and other facilities subject to nighttime use. There shall be a minimum illumination level of 0.1 footcandles maintained on all streets.*

G. Insect and Rodent Control.

1. *Adequate insect and rodent control measures shall be employed by the Mobile Home Park owner. All buildings shall be reasonably flyproof and rodentproof,*

and rodent harborages shall not be permitted to exist in the Mobile Home Park or pathways.

2. *The Mobile Home Park owner is responsible for the elimination of any insect, rat or mice problem in the general areas of the Mobile Home Park. The individual mobile home owner is responsible for the elimination of any insect, rat or mice problem associated with his or her mobile home including the underside area of said mobile home.*

H. ***Fuel Supply and Storage.*** *All handling and storage of natural gas, liquified petroleum gas (LPG), fuel oil or other flammable liquid or gases should be installed and maintained in accordance with applicable state and local government codes and regulations. Each mobile home site shall have an accessible and listed gas shut-off valve installed. Such valve shall not be located under a mobile home. Whenever a mobile home site outlet is not in used, the shut-off valve shall be plugged to prevent accidental discharge.*

I. ***Mobile Home Park Maintenance and Operation Regulations.***

1. *The person to whom a license for a Mobile Home Park is issued shall provide adequate supervision to maintain the Mobile Home Park in compliance with this Article and keep its facilities and equipment in good repair and in a clean and sanitary condition.*
2. *The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the potable water supply, sewage treatment facilities and water and sewage service connections are functioning in a safe and sanitary manner.*
3. *The Mobile Home Park owner or caretaker shall inspect the Mobile Home Park weekly to determine that the collection of garbage and refuse, cutting of grass and weeds, the storage of lumber and construction materials, and the removal of abandoned automobiles and equipment is being performed in a satisfactory manner. The Mobile Home Park owner or caretaker shall be responsible for the removal of any abandoned vehicle in accordance with the provisions of the Urbana Local Traffic Code (Chapter 23).*
4. *The correction of all deficiencies noted by the Mobile Home Park owner or caretaker must be accomplished within such time as may be otherwise required by this Article.*
5. *The Mobile Home Park owner or operator shall check weekly to determine that any vacant mobile home is adequately secured to prevent it from being an attractive nuisance. Upon finding such unit unsecured, the Mobile Home Park owner or caretaker shall require the homeowner to close it, or shall take necessary measures to close it. Upon failure of any homeowner to repair or remove any unit which has been placarded as "Not Approved for Occupancy" or in cases where the homeowner cannot be determined, it shall become the responsibility of the licensee to remove the mobile home.*

Sec. 5-235. Standards for New Mobile Home Parks.

New Mobile Home Parks shall comply with the Urbana Zoning Ordinance. In addition, they shall comply with all applicable provisions of Section 5-524 above.

Sec. 5-236. Inspection and Certificate of Occupancy.

- A. *No mobile home may be placed in an Urbana Mobile Home Park and/or occupied unless such mobile home has been issued a Certificate of Occupancy by the City of Urbana and such Certificate of Occupancy has not been revoked.*
- B. *A Certificate of Occupancy for a mobile home unit shall be issued to those mobile units which meet the standards set forth for mobile homes in Section 5-241 of the Urbana City Code. A Certificate of Occupancy, once issued shall be valid until revoked.*
- C. *Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Section or of any rule or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Property Maintenance Code Board of Appeals, provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within 14 days after the day the notice was served. Any violation notice served pursuant to this Section shall automatically become an order if written petition for a hearing is not filed. The Board shall be obligated to call a public meeting within 45 days after receipt of a request for a hearing. There is a filing fee for an Appeal which is set forth in Section 14-7 of the Code of Ordinances.*
- D. *If a Certificate of Occupancy is revoked, the holder of such Certificate shall have the right to appeal such revocation to the Property Maintenance Code Board of Appeals.*
- E. *No mobile home shall be occupied after the occupancy ceases or after the mobile home is sold until such mobile home has been inspected by the City of Urbana to determine if the mobile home complies with the standards set forth for mobile homes in Section 5-241.*
- F. *The owner of each and every Mobile Home Park now located in the City shall promptly place on the front door of a mobile home where occupancy ceases as defined in this Article, a notice to the effect that the mobile home cannot again be reoccupied without first being inspected by the City and found to be in compliance with the standards set forth for mobile homes in Section 5-241. The notice referred to in this Section shall be supplied without cost to the Mobile Home Park owner by the City.*

Sec. 5-237. Term of Certificate of Occupancy.

Except as otherwise provided herein, a Certificate of Occupancy shall be for a term equal to the period the mobile home exists at the same mobile home site or stand. A Certificate of Occupancy may be transferred to successive owners so long as the mobile home

remains at the same mobile home site or stand and remains in substantial compliance with the provisions of this Article.

Sec. 5-238. Application for Certificate of Occupancy.

Application for a Certificate of Occupancy shall be made to the Department prior to placing a mobile home in a Mobile Home Park or moving it within a Mobile Home Park. The applicant shall be informed of the standards for mobile homes contained in this Article. The mobile home owner, through said application, agrees to an inspection by the Department within 30 days after placement or movement of said mobile home to determine compliance with this Article. Said application shall include the following information:

- (1) name of mobile home owner;
- (2) Mobile Home Park where mobile home is to be placed;
- (3) serial number and make of mobile home; and
- (4) mobile home owner's mailing address.

Sec. 5-239. Fee for Certificate of Occupancy.

The fee for a Certificate of Occupancy is found in Chapter 14 of the Urbana Code of Ordinances.

Sec. 5-240. Waiver of Fee for Certificate of Occupancy.

For mobile homes existing in Mobile Home Parks on January 1, 1980, the fee for the Certificate of Occupancy shall be waived so long as the mobile home remains on the same site or stand, but a Certificate of Occupancy is still required. A Certificate of Occupancy shall be issued after inspection by the Department and finding that the mobile home is in substantial compliance with the standards in this Article.

Sec. 5-241. Mobile Home Standards.

- A. In order to obtain a Certificate of Occupancy a mobile home must meet the following requirements:
1. **License.** The Mobile Home Park in which the mobile home is placed must be licensed.
 2. **Smoke Detector.** Every mobile home must have at least one approved smoke detector in operating condition within 15 feet of every room used for sleeping purposes.
 3. **Fire Extinguisher.** Every mobile home, except owner occupied mobile homes, must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.

4. **Plumbing System.**
 - a. *The plumbing system must be safe, sanitary in condition and maintained in accordance with accepted engineering practices and codes.*
 - b. *The mobile home shall be connected to the Mobile Home Park sewer system via a nonflexible airtight connection.*
5. **Heating and Air Conditioning System.** *The heating and air conditioning system must be safe and installed in accordance with accepted engineering practices and codes. Fireplaces must be approved to U.L. mobile home standard 1482 and installed according to manufacturer's specifications.*
- 6 **Electrical System.**
 - a. *The electrical system shall meet the provisions of the most recently adopted electrical code of the city applicable to existing mobile homes.*
 - b. *When plug fuses and fuseholders are used they shall be nontamperable Type S fuses sized as herein defined.*
7. **Exterior of Mobile Home.** *Exterior walls and roofs shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to be weathertight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.*
8. **Accessory Structures.** *Accessory structures or storage sheds where allowed by the licensee shall be of proper construction, weather-tight, properly anchored and not less than 18 inches from a mobile home rear or side lot line. A permit is required to erect such a structure when it exceeds 100 square feet in area.*
9. **Gas System.** *Each mobile home utilizing gas shall be connected to the mobile home site outlet by a listed flexible mobile home connector of sufficient capacity to supply gas to the connected load. Approved rigid pipe and fittings shall be used between the flexible connector and the mobile home site gas outlet if the distance between the mobile home site gas outlet and the mobile home gas service connection exceeds six feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.*
10. **Stairs and Porches.** *Every stair, porch, deck, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair.*
11. **Skirting.** *Skirting is required to be installed around the perimeter of the mobile homes. The required skirting must be securely attached and maintained against*

deterioration. The skirting material must have a flame spread rating of 200 or less and it must be treated against termite infestation or be made of an approved non-cellulose based material.

12. **Storage.** Storage of debris, junk, or construction materials, which are not associated with an activity which has been authorized by a valid building permit for that specific site shall be prohibited.
13. **Tiedowns.** All mobile homes must be securely anchored in accordance with the tiedown requirements of the State of Illinois Department of Public Health.
14. **Interior of Mobile Home.** Floors, walls (including windows and doors), ceilings, and other interior surfaces shall be maintained in good, clean, sanitary, and structurally sound condition.

B. All manufactured/mobile homes proposed to be parked in a Mobile Home Park must have been manufactured since June 15, 1976, and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with said Act shall be verified by the presence of the permanently attached Department of Housing and Urban Development seal/emblem on the home. No mobile homes manufactured prior to June 15, 1976, that are not officially certified as having been manufactured in full compliance with the National Manufactured Housing Construction and Safety Act of 1974 shall be permitted to be placed in a mobile home park.

Section 5-242 Violations. Failure of mobile home owner to obtain a Certificate of Occupancy or to meet minimum standards contained herein for mobile homes is a violation of this Article.

Section 5-243 Notice. When the Department determines there has been a violation of this Article, the Department shall cause written notice to be served upon the owner containing a description of the violation, order to vacate or remove said mobile home, if necessary, and/or corrective actions.

Section 5-244 Penalty. Any person who violates the provisions of this Article shall, upon conviction thereof, be fined as provided in Section 1-10 of this Code and in addition shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or upon which a violation occurs or continues after due notice is served.

Section 5-245 Saving Clause. Nothing in this Article hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 1 of this Adopting Ordinance; nor shall any just or legal right of remedy of any character be lost, impaired, or affected by this Article.

Sections 5-245 – 5-260. Reserved.