



## **Ordinance # H-T-3B**

An Ordinance replacing Ordinance H-T-3 Mobile Home Ordinance of the City of Orient, Franklin County, Illinois.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ORIENT, FRANKLIN COUNTY, AND ILLINOIS:**

**Definitions: The following words and phrases shall have the meanings indicated:**

- A. Where the words “mobile home(s)” are used, the term “trailer coach(s)” or “modular home(s)” is also applicable.
- B. Where the words “mobile home park” or “park” are used, the term “trailer coach park” or “modular home park” is also applicable.
- C. Mobile home(s) means any vehicle or similar portable structure used or constructed to permit its use as a dwelling place for one or more persons through conveyance upon the public streets or highways, including any building, structure, tent, vehicle, or enclosure used structure. Removal of wheels, tongue, and hitch shall not change this definition.
- D. Mobile Home Park means an area of land upon which two or more occupied mobile homes are harbored, either free of charge or for revenue purposes, and including any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such mobile home park.

### **MOBILE HOME CONSIDERED TO BE A SINGLE-FAMILY DWELLING**

A mobile home shall be considered a single-family dwelling, whether temporarily or permanently placed, shall conform to all the requirements of any single-family dwelling as required by ordinance of the city, and shall be the principal building located on the lot, tract or parcel of land.

### **MOBILE HOME PERMIT REQUIREMENTS**

- A. No mobile home shall be constructed, moved or placed upon any lot, tract, or parcel of land where the location of the same is authorized by this chapter, unless a building

- permit has been obtained as provided in this chapter. All building permits, to include mobile homes, must be approved through the hearing process of the city council.
- B. All mobile homes shall not be more than ten (10) years of age.
  - C. All mobile homes shall not be less than twelve (12) feet in width by fifty (50) feet in length.
  - D. All mobile homes shall be completely enclosed from the bottom outside walls to the ground with acceptable industry standard underpinning within thirty (30) days of being placed on the real estate, and must be supported by piers made of concrete.
  - E. All mobile homes must also be tied down or anchored by acceptable industry standards methods.

### **PERMIT PLOT PLAN**

A request for a permit to locate a mobile home shall be accompanied by a plot plan of the lot development, showing lot sizes and ownership of adjacent lots.

### **SPACE REQUIREMENTS AND SETBACKS**

No mobile home hereafter constructed, established or maintained which does not conform to the following space requirements and setbacks;

1. No mobile home shall be located closer than twenty five (25) feet to any street or public road.
2. No mobile home shall be located closer than fifteen feet from the side and/or rear lot line.
3. All mobile homes shall be located with an open space of fifteen (15) feet around the mobile home.
4. No more than one mobile home shall be placed upon any lot, tract or parcel of land.
5. No other structure shall be located on the lot which is used for residential or business purposes. Any additional structures shall be auxiliary to the residential use.

### **SEPTIC, SEWAGE SYSTEM, AND SANITARY FACILITY**

- A. All mobile homes are required to have proper working sanitation facilities within the confines of the mobile home.
- B. All mobile homes shall conform to the Franklin-Williamson Bi-county Health standards.

### **STORAGE OF MOBILE HOME WHEN NOT USED FOR LIVING OR SLEEPING**

A mobile home can be stored for any length of time when said mobile home is not used for living or sleeping purposes, providing the inner and outer portions of the mobile home is kept in good physical and sanitary condition. If necessary, the majority of the council will make the decision.

**MOBILE HOME PARK LICENSE**

- A. No person, firm, or corporation shall establish, maintain, conduct, or operate a mobile home park within any district of the city limits in this chapter unless zoned otherwise and approved by the city council.
- B. If approval by majority votes, all effects of the original ordinance # H-T-3 from TRAILER COACH PARK LICENSE –REQUIRED –SPACE REQUIREMENTS AND SETBACKS, may be implemented.

**VIOLATION/PENALTY ENFORCEMENT**

- A. Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall be subject to a penalty as provided in this code.
- B. The proper authorities of the city, in addition to other remedies, may institute any appropriate action or proceedings in any court having jurisdiction to prevent the violation of this ordinance or refusal to comply with this code.
- C. In addition to any other penalties provided by this ordinance, a violation of this ordinance shall be subject to a fine of not less than five (5) dollars or not more than twenty (20) dollars per day.

ALL STIPULATIONS WITHIN THIS ORDINANCE ARE TO BE THE ACTIVE TERMS OF THIS ORDINANCE UNLESS OTHERWISE SPECIFIED BY THIS ORDINANCE OR DEEMED OTHERWISE BY VOTE OF CITY COUNCIL

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 4TH DAY OF JANUARY, 2016

APPROVED:

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Pete Witkewiz, Mayor

ATTEST:

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Carolyn Williford, Interim City Clerk