

**ARTICLE 22  
MANUFACTURED/MOBILE HOME PARKS**

**7 TCC 1-22 (a) Purpose.** The following are specific regulations for manufactured / mobile home parks by Special Use in the A-2 and the R-2 Zoning Districts. In addition, manufactured/mobile home parks shall comply with the regulations established by the Illinois Department of Public Health and the County Health Department.

For the purpose of this article the word “park” shall mean Manufactured/Mobile Home Park. Additionally, where applicable MMH shall also mean Manufactured/Mobile Home.

**7 TCC 1-22 (b) Application.** The application for a special use for a proposed park, shall contain the following:

- (1) Name and address of applicant and owner;
- (2) Location and legal description of the proposed park; and
- (3) Plans and specifications for the proposed park development including but not limited to the following:
  - i. A map indicating the area and dimensions of the tract of land;
  - ii. The number, location and size of all MMH sites;
  - iii. The location and width of all public and private streets, roadways and walks;
  - iv. The location all water, storm sewer and sanitary sewer lines, water supply, and refuse and sewage disposal facilities;
  - v. All buildings existing or to be constructed within the park;
  - vi. The location of internal lighting and electrical systems.

**7 TCC 1-22 (c) Development Standards for Manufactured/Mobile Home Parks.**

- (1) General Provisions:
  - i. No park shall be located in an area, where the conditions of soil, groundwater level, drainage or topography may cause a hazard to the property, health or safety of the occupants;
  - ii. No park shall be located so that it is exposed to objectionable smoke, dust, noise, odors, vibrations or other adverse influence.
  - iii. Ingress and egress to a park shall be provided in such a manner to facilitate access by emergency vehicles, and should be designed to provide efficient and safe traffic circulation in the vicinity. All parks shall have at least 200' frontage on a public road.
  - iv. No part of any park shall be used for non-residential purposes except accessory uses that are required to directly serve the park residents and for management and maintenance of the park. Sales of MMH's are prohibited, except by private individuals that rent or lease a site in the park or the owner of the park may sell a MMH that has been obtained from a tenant in the park.
  - v. Home occupations shall be permitted in accordance with Section 7TCC 1-5 (q). No park shall be located within one half (1/2) mile of a livestock feeding operation.

- (2) Size and Density of a Manufactured/Mobile Home Park: No park shall contain an area of less than ten (10) acres nor less than twenty (20) MMH sites, provided, however, that state licensed parks in existence on the effective date of this ordinance having a total area or number of MMH sites less than herein prescribed may continue to operate. Existing parks may be altered to bring such parks into conformity with this ordinance. However, no additions or alterations shall be made to any existing park unless such additions or alterations are in conformity with these regulations and unless the total area of the park, with such additions or alterations, consists of at least five (5) acres or twenty (20) MMH sites and provided further that such additions or alterations to any park shall contain not more than eight (8) MMH sites for each gross acre of land.
- (3) Required Setbacks and Screening for a Parks Exterior Boundary:
- i. All MMHP stands, accessory buildings, plus park accessory buildings shall maintain the following setbacks from park boundaries:
    - (1) All public roads: Fifty (50) feet from R-O-W
    - (2) Side and rear yard: Thirty (30) feet
  - ii. All parks shall be provided with visual screening such as fences or screen planting along all boundary lines, except abutting road. Such fences or screen planting shall be a minimum of six (6) feet in height at time of planting and of a density to filter from view the manufactured/mobile homes, accessory structure and other uses in the park.
- (4) Required Recreation Space:
- i. No less than five (5) percent of the gross site area of the park shall be devoted to recreational facilities. Such facilities shall be centrally located on the site and readily accessible to all occupants.
  - ii. Recreation areas may include park space, play lots, swimming pools, and community buildings (exclusive of laundry and administrative offices). Recreation areas may be decentralized provided that each single parcel of outdoor space contains more than five thousand (5,000) square feet or has a minimum average width of more than eight (80) feet.
- (5) MMH Site Requirements:
- i. The limits of each MMH site shall be designated in accordance with the approved plan required by this section.
  - ii. All MMH shall maintain the following minimum setbacks from the boundaries of its MMH site:
    - (1) The minimum distance between the MMH and site boundary adjacent to private streets or roads shall be fifteen (15) feet.
    - (2) The minimum distance between the entrance door of the MMH and the MMH site boundary shall be twenty (20) feet.
    - (3) All other setbacks shall be a minimum of ten (10) feet.
  - iii. In no case, however, shall a MMH site consist of an area of less than five thousand (5,000) square feet and it shall be a minimum of forty (40) feet wide.

- iv. A MMH stand or pad shall be provided on each MMH site of sufficient size to accommodate the MMH to be located thereon. MMH stands shall be reinforced concrete, slabs or runways, constructed so as not to shift or settle unevenly under the weight of a MMH or other forces due to frost, vibration, wind or water. All MMH's that are mobile must meet the Illinois Mobile Home Tie-Down Act #81-587. All MMH's placed in a park must have the B.O.C.A. or H.U.D. seal of approval.
- v. Each MMH site shall be provided with an outdoor living space to supplement the interior living space of the MMH. This outdoor living space must be paved monolithically or constructed of masonry or concrete moveable units placed sufficiently close together to create a single usable surface. The area of outdoor living space shall be a minimum of five percent (5%) of the MMH site, with a minimum dimension of six (6) feet.
- vi. Storage buildings on individual sites may be entirely enclosed if utilized for storage only. Such a structure shall not exceed one hundred forty-four (144) square feet and be over fifteen (15) feet high from the highest point to ground level. Storage buildings must be located in back of the main entrance of the MMH and five (5) feet from site boundaries.
- vii. Cabanas, decks or porches (screened or open) are permitted, providing they project no further than the end of the manufactured/mobile home and be ten (10) feet from other site boundaries. Year around porches or sun rooms are prohibited.
- viii. Garages up to six hundred (600) square feet and not over fifteen (15) feet high may be placed on park sites containing over six thousand (6,000) square feet and fifty (50) feet wide. The garage must be placed in back of the closest point of the MMH to a street and five (5) feet from other site boundaries.
- viii. The space between the MMH stand and the floor of the MMH shall be enclosed with non-combustible skirting and all wheels removed.
- x. A minimum of two (2) paved with concrete or asphalt off-street parking spaces shall be provided for each site. One (1) of these parking spaces may be provided off the site provided such parking space is not located more than two hundred (200) feet from the MMH site served. Each space shall be a minimum of one hundred eighty (180) square feet and not less than ten (10) feet wide.

(6) Street Requirements:

- i. All parks shall be provided with adequate safe and convenient vehicular access from abutting public streets.
- ii. Public street dedications within or abutting parks shall be made in accordance with the subdivision regulations. No MMH site shall have direct access onto a dedicated public street.
- iii. Entrance drive into parks shall have direct access to a public street and shall be designed to have free traffic flow onto such public streets. No parking or MMH lot access driveway or accessory building shall be permitted off an entrance drive for a distance of fifty (50) feet from a public right of way.
- iv. The internal private street system serving MMH sites shall provide convenient circulation by means of minor private streets and properly located collector private streets. Cul-de-Sac private streets shall be limited to a length of five hundred (500) feet.

- v. Minimum pavement widths for private streets shall be as follows:
 

Collector Streets	30 feet
Minor Streets	24 feet
Cul-de-Sac Streets	24 feet
Cul-de-Sac Turnarounds	150 feet

 All dimensions are exclusive of parking areas.
- vi. With respect to paving materials, curbs and gutters, grading, intersections, off sets, and radii of curvature, the provisions of the subdivision ordinance shall apply to private streets.
- vii. Parking spaces perpendicular to private streets shall not be located within the required pavement width.

(7) Street Lighting:

- i. Street lights shall be designated to produce a minimum of 0.1 foot candle power throughout the street system. Potentially hazardous locations such as intersections, major pedestrian crossings, and portions of streets abutting service buildings and recreation areas shall be illuminated with a minimum of 0.3 foot candle power.
- ii. All gas or electric service to the street lighting system shall be located underground.

(8) Pedestrian Walkways:

- i. Individual walks to each MMH stand from paved streets or parking areas are required and shall be a minimum of two (2) feet in width.
- ii. Common walks are required at locations where heavy pedestrian traffic is likely to occur such as at entrances, service facilities and recreation areas. Common walks should be located through interior areas removed from streets wherever possible.
- iii. Individual and common walks shall be paved monolithically or constructed of masonry or concrete moveable units placed sufficiently close together to create a uniform surface. Individual walks shall not be less than two (2) feet in width. Common walks shall not be less than three and one half (3 and ½) feet in width.
- iv. No walk shall be used as a drainage way. Sudden changes in alignment and gradient shall be avoided.

**7 TCC 1-22 (d) Utilities and Required Services.**

(1) Water Supply and Distribution Systems

- i. Where a public supply of water is reasonably available, connection shall be made thereto and its supply used exclusively.
- ii. Where a public supply of water is not reasonably available, a private water supply system shall be developed to furnish a minimum of one hundred fifty (150) gallons per day per MMH at a minimum pressure of twenty (20) pounds per square inch and approved by the Department of Public Health.
- iii. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

(2) Sewage Systems

- i. Where a public system of sewage collection and treatment is reasonably available, all sewage and water carried waste shall be disposed of into such public system.
- ii. Where public sewage treatment facilities are not reasonably available, a private treatment system shall be approved by the Department of Public Health all sewage and water carried waste shall be disposed of into such private system. The plans must be approved prior to a building permit being issued.
- iii. All other applicable minimum requirements of the Illinois Department of Public Health must be met.

**7 TCC 1-22 (e) Solid Waste Disposal.**

- (1) All refuse shall be stored in water tight containers located on each manufactured/mobile home site or within one hundred fifty (150) feet thereof.
- (2) Refuse shall be collected at least weekly and transported to a disposal site in compliance with State law. Incineration of any kind within a park is prohibited.
- (3) All other applicable minimum requirements of the Illinois Department of Public Health must be met.

**7 TCC 1-22 (f) Electrical Distribution System.**

- (1) Electrical installations in parks shall conform to the National Electrical Code, latest edition.
- (2) The electrical distribution system in all parks shall be underground.
- (3) MMH site feeder circuits shall be rated for a capacity of not less than one hundred (100) amperes of 120/240 volts. Additional secondary receptacles of not less than fifty (50) amperes each may be provided at manufactured/mobile home sites.
- (4) The total load for a park shall be calculated on the basis of sixteen thousand (16,000) watts per mobile home site. The minimum allowable demand factors which may be used in calculating load on feeders and service are as follows:

<b>Number of Manufactured/Mobile Home Sites Served</b>	<b>Demand Factor (Percent)</b>
1	100
2	55
5	33
10	27
20	25
50	23
100 or more	22

**7 TCC 1-22 (g) Telephone Service and Television Systems.**

- (1) All telephone service to MMH shall be underground.
- (2) Distribution of master television antenna service to MMH sites shall be underground.

**7 TCC 1-22 (h) Fire Protection.**

- (1) Parks shall be kept free of all litter, rubbish or other accumulated flammable materials. Inoperable or unlicensed vehicles are prohibited.
- (2) If the park is served by a public water system, approved fire hydrants shall be located throughout the park and shall be located not more than five hundred (500) feet from any manufactured/mobile home. The hydrants shall deliver a minimum of seventy-five (75) gallons of water per minute at a pressure of twenty (20) pounds per square inch at the highest elevation point of the park.
- (3) Fire extinguishers shall be provided in accordance with the Illinois Department of Public Health requirements.

**7 TCC 1-22 (i) Service Buildings and Other Community Facilities.**

- (1) All parks shall provide the following community facilities:
  - i. A management office.
  - ii. A community building which contains laundry and washroom facilities.
  - iii. Management storage facilities.
  - iv. A storage yard equal to two hundred (200) square feet for each five (5) MMH sites, for boats, recreational vehicles, etc.
- (2) Other facilities as may be required by Illinois Compiled Statutes.

**7 TCC 1-22 (j) Building Permits.** It shall be the responsibility of the owner and/or developer of the park to secure all zoning and building permits for the park. It is the individual site renter or lessee's responsibility to secure a MMH permit or a building permit for accessory structures.

**7 TCC 1-22 (k) Penalties.** In addition to any other means or methods of enforcement of this ordinance by public officers or the County, any person who violates any term of this Article shall be guilty of a petty offense punishable by a fine not to exceed five hundred dollars (\$500.00), with each week the violation remains uncorrected constituting a separate offense.