

State of Illinois }

County of Bureau }

Be it ordained by the County of Bureau, a body politic and cooperate, acting by and through its county board in regular meeting assembled that the following is the

BUREAU COUNTY MOBILE HOME PARK

(MANUFACTURED HOME PARK)

ORDINANCE

A Mobile Home Park may be sited in an Agricultural, Resort and Recreational or Residential-2 zoning district with a Conditional Use Permit and must conform to the Planned Development Procedure.

Planned Development Procedure

Intent

The Planned Development Procedure is intended to provide a single uniform procedure for the total review of a proposed development, both design and use. The procedure combines the design review procedure of subdivision approval and the use review procedure of zoning amendment, and enables the Planning Commission and the County Board to review all aspects of a proposed development simultaneously, to permit greater flexibility and originality in concept according to the intent of comprehensive plan elements, and still to exercise greater final control over the approved development than is possible through pre-regulated zoning districts.

Design Standards

Required Improvements

Planned Development projects shall be subject to the regulations governing required improvements found in the County Maps, Plats, and Subdivision Code.

Parking, Loading, Traffic, and Access

Planned Development projects shall be subject to the regulations for parking, loading, traffic, and access of the Zoning Ordinance.

Special Conditions

The Planning Commission and the County Board may attach special conditions to approval of the final plats to ensure conformance with the intent of the official plan elements.

Procedure

General

A Planned Development project may be permitted only by amendment to the Zoning Map according to the amendment procedure found in Article XII. For procedural purposes, a Planned Development project shall be treated as a subdivision, and the procedure for subdivision approval as set forth in the County Maps, Plats, and Subdivision Code, shall be followed in its entirety, whether the Development be in single or divided ownership.

Preliminary Plat

A preliminary plat of the Planned Development project shall be submitted as required by the Maps, Plats, and Subdivision Code to determine whether the developer's intent agrees with the intent expressed by all comprehensive plan elements. Additional supporting material beyond that required by the Maps, Plats, and Subdivision code for the preliminary plant shall include:

- a. Three (3) copies of the preliminary plat shall be submitted to each of the following: the Planning Commission or Zoning Board of Appeals and the County Zoning Enforcing Officer and one (1) each to the Plat Officer and the Bureau County Soil and Water Conservation District.
- b. Explanation of the character of the Planned Development and the manner in which it has been planned to take advantage of the flexibility of these regulations.
- c. Statement of present and proposed ownership of all land within and surrounding the project.
- d. Development Schedule, indicating:
 1. Stages in which projects will be built with emphasis on areas, density, use and public facilities, such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic materials.
 2. Approximate dates for beginning and completion of each stage.
- e. Agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the Planned Development and any of its common open space.

Amendment

The Conditional Use procedure established in Article XII shall be initiated after conditional approval of the preliminary plat by the Planning Commission. Under this procedure, the Zoning Map may be amended to designate the location proposed in the preliminary plat as a Conditional Use. This amendment shall be in conformance with all comprehensive plan elements. The Planned Development shall be valid only for that preliminary plat and supporting material upon which the amendment was based. All supporting material shall remain on file with the preliminary plat.

Final Plats

If the Conditional Use is approved, final plats shall be prepared for each stage according to the Development Schedule. The final plat and supporting material shall show in detail the design and use of all buildings and overall land development plans as well as such other information the Planning Commission may require for the complete consideration of the project in addition to information required by the County Maps, Plats, and Subdivision Code. The final plats shall conform to the preliminary plat and supporting materials, except that the Planning Commission and the County Board may approve minor changes, without public hearing at this time, which do not change the concept or intent of the Development. Major changes—changes in density, height of buildings, reduction of proposed open space, changes in financing, Development Schedule, or final governing agreements, provisions, or covenants, or resubdivision – may be approved only by submission of a new preliminary plat or applicable supporting material followed by the amendment procedure.

Continuing Control

The Planned Development project shall be developed only according to the approved and recorded final plat and all supporting materials. The recorded final plat and all supporting material, together with all recorded amendments shall be binding on the applicants, their successors, and assigns, and shall limit and control the uses of premises and location of structures in the Planned Development project. Minor changes in the final plat during or after construction shall be accompanied by submission of a new preliminary plat followed by the amendment procedure. The County Board shall consider the Planned Development amendment subject to revocation if construction falls more than one year behind schedule.

Fees and Permits

The scheduled fee structure is:

- a. \$10.00 for each mobile home site payable to the zoning office plus any engineering fees accrued by the Plat Officer.
- b. Building permits and/or mobile home permits at the present fee structure as published in the Bureau County Zoning Ordinance, will be required for all mobile homes (new and replacement) and structures that require a building permit.
- c. The Conditional Use Permit application fee as published in the Bureau County Zoning Ordinance is in addition to the above fees.

1. Conditional Use Permit Requirements

It shall be unlawful to construct, alter or expand any mobile home park unless approved by the County Board for the specific construction, alteration or expansion proposed. Only State licensed mobile home parks existing at the time of this ordinance adoption are classified as a non-conforming use and will abide by Article IX of the Bureau County Zoning Ordinance.

All applications for a Conditional Use Permit and a Planned Development shall contain the following in addition to the requirements of our Subdivision Plat.

- a. Name and address of applicant.
- b. Location and legal description of the proposed mobile home park.
- c. Plans and specifications of the proposed manufactured home park development including but not limited to the following:
 - (1) A map indicating the area and dimensions of the tract of land;
 - (2) The number, location and size of all mobile home sites;
 - (3) The location and width of all public and private streets, roadways and walks;
 - (4) The location of all water, storm sewer and sanitary sewer lines, water supply, and refuse and sewage disposal facilities;

- (5) All buildings existing or to be constructed within the mobile home park;
- (6) The location of internal lighting and electrical systems.

2. Development Standards For Mobile Home Parks

a. General Provisions

- (1) No mobile home park shall be located in an area, where the conditions of soil, groundwater level, drainage or topography may cause hazard to the property, health or safety of the occupants.
- (2) No mobile home park shall be located so that it is exposed to objectionable smoke, dust, noise, odors, vibrations or other adverse influences.
- (3) Ingress and egress to a mobile home 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 mobile home parks must have at least 200' frontage on a public road.
- (4) No part of any mobile home park shall be used for non-residential purposes except accessory uses that are required to directly serve mobile home park residents and for management and maintenance of the mobile home park. Sales of mobile homes are prohibited, except by private individuals that rent or lease a site in the mobile home park.
- (5) Home occupations are permitted provided that such use be done only in the primary residence, limited to a person actually living in the dwelling and no commodities sold or serviced that require delivery other than a passenger motor vehicle or can be delivered by first class mail.
- (6) No mobile home park shall be located with one half (1/2) mile of a confinement feeding lot.

b. Size and Density of Mobile Home Park:

No mobile home park shall contain an area of less than ten (10) acres nor less than twenty (20) mobile home sites provided, however, that state licensed mobile home parks in existence on the effective date of this ordinance having a total area or number of mobile home sites less than herein prescribed may continue to operate. Existing mobile home parks may be altered to bring such parks into conformity with this ordinance. However, no additions or alterations may be made to any existing mobile home park unless such additions or alterations are in conformity with this ordinance and unless the total area of the mobile home park, with such additions or alterations, consists of at least five (5) acres or twenty (20) mobile home sites and provided further that such additions or alteration to any mobile home park shall contain not more than eight (8) mobile home sites for each gross acre of land.

c. Required Setbacks and Screening for Mobile Home Park Exterior Boundary:

- (1) All mobile home stands, accessory buildings plus park accessory buildings shall maintain the following setbacks from mobile home park boundaries:
 - a. All public roads. Fifty (50) feet.
 - b. Side and rear yard. Thirty (30) feet.
- (2.) All manufactured home 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 adequately filter from view the mobile homes, accessory structures and other uses in the mobile home park.

d. Required Recreation Space:

Not less than eight (8) percent of the gross site area of the mobile home park shall be devoted to recreational facilities. Such facilities shall be centrally located on the site and readily accessible to all mobile home occupants. Recreation area may include park space, play lots, swimming pools and community buildings (exclusive of laundry and administrative offices). Recreation areas may be decentralized provided that no single parcel of outdoor space contains less than five thousand (5,000) square feet nor has a minimum average width of less than eighty (80) feet.

e. Mobile Home Site Requirements:

- (1) The limits of each mobile home site shall be designated in accordance with the approved plan required by this ordinance.
- (2) All mobile homes shall maintain the following minimum setbacks from the boundaries of its mobile home site:
 - (a) The minimum distance between the mobile home and site boundary adjacent to private streets or roads shall be fifteen (15) feet.
 - (b) The minimum distance between the entrance door of the mobile home and the mobile home site boundary shall be twenty (20) feet.
 - (c) All other setbacks shall be a minimum of ten (10) feet.
- (3) In no case, however, shall a mobile home 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.
- (4) A mobile home stand or pad shall be provided on each mobile home site of sufficient size to accommodate the mobile home to be located thereon. Mobile home stands shall be reinforced concrete, slabs or runways, constructed so as not to shift or settle unevenly under the weight of a mobile home or other forces due to frost, vibration, wind

or water. All mobile homes that are mobile must meet the Illinois Mobile Home Tie-Down Act #81-587. All mobile homes placed in a mobile home park must have the B.O.C.A. or H.U.D. seal of approval.

- (5) Each mobile home site shall be provided with an outdoor living space to supplement the interior living space of the mobile home.
 - (a) 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 mobile home site, with a minimum dimension of six (6) feet.
 - (b) Accessory buildings. No additions shall be built onto or become part of any mobile home in a mobile home park.
 - (c) Storage buildings on individual sites may be entirely enclosed if utilized for storage only. Such a structure shall not exceed one hundred forty-three (143) 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 mobile home and five (5) feet from side boundaries.
 - (d) Cabanas, decks or porches (screened or open) are permitted, providing they project no further than the end of the mobile home and be ten (10) feet from other site boundaries. Year round porches or sunrooms are prohibited.
 - (e) Garages up to six hundred (600) square feet and not over fifteen (15) feet high may be placed on mobile home 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 mobile home to a street and five (5) feet from other site boundaries.
 - (f) No building or structure including communication antennas and towers shall exceed twenty-four (24) feet in height.

- (6) The space between the mobile home stand and the floor of the mobile home shall be enclosed with non-combustible skirting and all wheels removed.
- (7) A minimum of two (2) paved with concrete or asphalt off-street parking spaces shall be provided for each mobile home 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 mobile home site served. Each space shall be a minimum of one hundred eighty (180) square feet and not less than ten (10) feet wide.

f. Street Requirements:

- (1) All mobile home parks shall be provided with adequate safe and convenient vehicular access from abutting public streets.
- (2) Public street dedications within or abutting mobile home parks shall be made in accordance with the subdivision regulations. No mobile home site shall have direct access onto a dedicated public street.
- (3) Entrance drive into manufactured home 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 mobile home 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.
- (4) The internal private street system serving mobile home 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.

- (5) 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.

- (6) With respect to paving materials, curbs and gutters, grading, intersections, off sets, and radii to curvature, the provisions of the subdivision ordinance shall apply to private streets.
- (7) Parking spaces perpendicular to private streets shall not be located within the required pavement width.

g. Street Lighting

- (1) Street lights shall be designated to produce a minimum of 0.1 foot candle 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.
- (2) All gas or electric services to the street lighting system shall be located underground.

h. Pedestrian Walkways

- (1) Individual walks to each manufactured home stand from paved streets or parking areas are required and shall be a minimum of two (2) feet in width.
- (2) 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 inferior areas removed from streets wherever possible.
- (3) 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.
- (4) No walk shall be used as a drainage way. Sudden changes in alignment and gradient shall be avoided.

3. Utilities and Required Services

a. Water Supply and Distribution Systems

- (1) Where a public supply of water is reasonably available, connection shall be made thereto and its supply used exclusively.
- (2) 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 mobile home at a minimum pressure of twenty (20) pounds per square inch and approved by the Department of Public Health.
- (3) All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

b. Sewage Systems

- (1) 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.
- (2) Where public sewage treatment facilities are not reasonably available, a private treatment system shall be approved by the Department of Public Health. The plans must be approved prior to a building permit being issued.
- (3) All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

4. Solid Waste Disposal

- a. All refuse shall be stored in water tight containers located on each manufactured home site or within one hundred fifty (150) feet thereof.
- b. Refuse shall be collected at least weekly and transported to a disposal site in compliance with State law. Incineration of any kind within a mobile home park is prohibited.

- c. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

5. Electrical Distribution System

- a. Electrical installations in mobile home parks shall conform to the National Electrical Code, latest edition.
- b. The electrical distribution system in all mobile home parks shall be underground.
- c. Mobile home 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 mobile home sites.
- d. The total load for a mobile home 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 services are as follows:

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

6. Telephone Service and Television Systems

- a. All telephone service to mobile homes shall be underground.
- b. Distribution of master television antenna service to mobile home sites shall be underground.

- c. Satellite receivers three (3) feet and smaller are allowed and must be located behind the main entrance door and five (5) feet from other site boundaries.

7. Fire Protection

- a. Mobile home parks shall be kept free of all litter, rubbish or other accumulated flammable materials. Inoperable or unlicensed vehicles are prohibited.
 - b. If the mobile home park is served by a public water system, approved fire hydrants shall be located throughout the mobile home park and shall be located not more than five hundred (500) feet from any 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 mobile home park.
 - c. Fire extinguishers shall be provided in accordance with the Illinois State Department of Public Health requirements.
 - d. Service Buildings and Other Community Facilities All manufactured home parks shall provide the following community facilities:
 - (1) A management office
 - (2) A community building which contains laundry and washroom facilities.
 - (3) Management storage facilities.
 - (4) A storage yard equal to two hundred (200) square feet for each five (5) mobile home sites for boats, recreational vehicles, campers, etc.
 - e. Other facilities as may be required by Illinois Compiled Statutes.
8. Transient (camping) sites are permitted, and may comprise up to ten percent (10%) of the mobile home sites. Each site must be a minimum of one thousand (1,000) square feet and a minimum of fifty percent (50%) of transient sites must provide full hookups. The maximum allowable stay on a transient site is twenty-one (21) days per month. Also, not less than eight percent (8) of the gross transient site area shall be devoted to recreational facilities.

9. Zoning and Building Permits

It shall be the responsibility of the owner and/or developer of the mobile home park to secure all zoning and building permits for the park. It is the individual site renter or lessee's responsibility to secure a mobile home permit or a building permit for accessory structures.

10. 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 Ordinance shall be guilty of a petty offense punishable by a fine not to exceed five hundred dollars (500), with each week the violation remains uncorrected constituting a separate offense.

PASSED, APPROVED AND ADOPTED by the County Board of the
County of Bureau, Illinois, this 8th day of
AUG, 1995.

Tom Velon
Clerk

Approved this 8th day of AUG., 1995.

Ronald Hanley
Chair

ATTESTED, and filed in my office this 8th day of AUG.,
1995.

Tom Velon
Clerk

