

AN ORDINANCE REGULATING MOBILE HOME PARKS

ORDINANCE NUMBER

208

BE IT ORDAINED by the President and Trustees of the Village of Bellevue, Peoria County, Illinois:

Section 1. DEFINITIONS.

As used in this ordinance:

(a) "Licensee" means any person licensed to operate and maintain a mobile home park under the provisions of this ordinance.

(b) "Mobile Home" means any vehicle or similar portable structure having been constructed with wheels (whether or not such wheels have been removed) and having no foundation other than wheels, jacks or skirtings and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

(c) "Mobile Home Park" means any plot of ground up on which two or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

(d) "Mobile Home Space" means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

(e) "Park" means mobile home park.

(f) The words "Mobile Home" as used in this ordinance shall not be construed to mean a travel trailer or camping trailer or house car. No mobile home shall have floor space dimensions of less than 320 square feet.

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(g) "Person" means any natural individual, firm, trust, partnership, association or corporation.

(h) "Number of Trailer Courts". The number of trailer camps within the Village is hereby limited to two in number, and it shall be unlawful for any person to establish or operate any trailer camp in excess of such limit, and no additional licenses shall be granted. Any person now operating any legally licensed trailer camp may sell the same and cause transfer of such license to another owner, but such license shall not be transferable to another location.

Section 2. LICENSE FEES.

(a) The annual license fee for each mobile home park shall be \$12.00 per unit per year.

(b) Licenses are not transferrable.

(c) Fees. It shall be the duty of either the owner of the house trailer, or the owner of the lot to pay unto the clerk a license fee of 120.00 dollars for each such house trailer for each year. Each new transfer or occupant of such trailer shall be liable for the initial permit fee, the same as though the trailer was just being placed there. License fees herein provided, shall be payable upon the first of each fiscal year, and shall be prorated for periods of less than a year, when less than such year remains, according to the remaining months in such fiscal year.

Section 3. APPLICATION FOR LICENSE.

(a) Application for initial license. Application for

initial mobile home park license shall be filed with the Clerk of the Village of Bellevue, Peoria County, Illinois.

The application shall be in writing, signed by the applicant and shall include the following:

(1) The name and address of the applicant;

(2) The location and legal description of the mobile home park;

(3) A complete plan of the park in conformity with the requirements of Section 5 of this ordinance;

(4) Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park;

(5) Such further information as may be requested by the Village of Bellevue to enable it to determine if the proposed park will comply with legal requirements. The application and all accompanying plans and specifications shall be filed in triplicate. The Zoning Enforcement Officer shall investigate the applicant and inspect the application and the proposed plans and specifications. If the applicant is of good moral character, and the proposed mobile home park will, when constructed, or altered in accordance with such plans and specifications, be in compliance with all provisions of this ordinance and all other applicable ordinances and statutes, the President and Village Clerk shall approve the application, and upon completion of the park according to the plans shall issue the license.

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(b) Application for renewal license.

Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, the Village Clerk shall issue a certificate renewing such license for another year.

Section 4. LOCATION.

Mobile home parks may be located in any district which is zoned for mobile homes. Where any boundary of a park directly abuts property which is improved with a permanent residential building located within 25 feet of such boundary, or directly abuts unimproved property which may under existing laws and regulations be used for permanent residential construction, a fence, wall or hedge shall be provided along such boundary and such fence, wall or hedge shall be of sufficient density to provide substantial screening between the separate zoning classifications.

Section 5. MOBILE HOME PARK PLAN.

The mobile home park shall conform to the following requirements:

(a) The park shall be located on a well-drained site, properly graded to insure rapid drainage and free from stagnant pools of water.

(b) Each park shall provide mobile home spaces, and each such space shall be clearly defined or delineated. Each space shall have an area of not less than 4,000 square feet, and the average width of all spaces shall be not less than 40 feet; provided, however, that mobile home parks which, at the time of the adoption of this ordinance existed lawfully with mobile home spaces that

do not comply with any of the foregoing minimum area and width or minimum average area and average width requirements, may continue to operate and shall be excused from such compliance for a period of three years following the effective date of this ordinance.

(c) Mobile homes shall be so located on each space that there shall be at least a 15 foot clearance between mobile homes, provided, however, that with respect to mobile homes parked end-to-end, the end-to-end clearance may be less than 15 feet but shall not be less than 10 feet. No mobile home shall be located closer than 10 feet to any building within the park or to any property line of the park which does not abut upon a public street or highway. No mobile home shall be located closer to any property line of the park abutting upon a public street or highway than 25 feet or such other distance as may be established by ordinance or regulation as a front yard or set-back requirements with respect to conventional buildings in the district in which the mobile home park is located.

(d) All mobile home spaces shall abut upon a driveway of not less than 10 feet in width, which shall have unobstructed access to a public street, alley or highway.

(e) Walkways not less than two feet wide shall be provided from the mobile home spaces to the service buildings.

(f) All driveways and walkways within the park shall be hard surfaced and lighted at night with electric lamps.

(g) Each park shall provide service buildings to house such toilet, bathing and other sanitation facilities as are hereinafter more particularly prescribed.

(h) An electrical outlet at least 100-115/220-250 volts, 60 amperes shall be provided for each mobile home space.

(i) Each park shall provide 5 (five) parking spaces for each 2 (two) trailer spaces.

Section 6. WATER SUPPLY

An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home spaces within the park, to meet the requirements of the park. Each mobile home space shall be provided with a cold water tap at least four inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing and cleansing facilities.

Section 7. SANITATION FACILITIES.

(a) Each park shall be provided, for emergency purposes, with the following sanitation facilities:

(1) One flush toilet and one urinal for males, one flush toilet for females, one lavatory for each sex, and one shower or bathtub with individual dressing accommodations for each sex, for the first 100 mobile home spaces or any less number thereof; and

(2) One additional flush toilet and one additional urinal for males, one additional flush toilet for females, one additional lavatory for each sex and one additional

shower or bathtub with individual dressing accommodations for each sex, for each 100 mobile home spaces or fractional number thereof in excess of 100 mobile home spaces.

(b) Each mobile home shall have a flush toilet and bath or shower.

Section 8. SERVICE BUILDINGS.

(a) Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

(b) The service buildings shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, which may be painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1st to May 1st. The floors of the service building shall be of water impervious material.

(c) All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

Section 9. SEWAGE, REFUSE, DISPOSAL AND STORAGE.

(a) Waste from showers, bathtubs, flush toilets, urinals, lavatories and slop sinks in service and other buildings within the park shall be discharged into a public sewer system in compliance with applicable ordinances.

(b) Each mobile home space shall be provided with a sewer at least four inches in diameter, which shall be connected to receive the waste from the shower, bathtub, flush toilet, lavatory and kitchen sink of the mobile home harbored in such space and having any or all of such facilities. The sewer in each space shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable ordinances.

Section 10. GARBAGE RECEPTABLES.

(a) Metal garbage cans with tight-fitting covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not farther than 300 feet from any mobile home space. The cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of at least twice each week to insure against health hazards.

(b) No unlicensed automobile shall be stored in the trailer park.

Section 11. FIRE PROTECTION.

(a) Every park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable reasonable regulations of the fire department. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.

(b) Fire hydrants shall be installed in accordance with the following requirements:

(1) The water supply system shall permit the operation of a minimum of two one and one-half inch hose streams.

(2) Each of two nozzles, held four feet above the ground shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the park.

(3) Fire hydrants shall be located within 500 feet of each trailer coach, service building or other structure in the park.

Section 12. ANIMALS AND PETS.

No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance within the limits of any mobile home park.

Section 13. SUPERVISION.

The licensee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee, for the violation of any provision of this ordinance to which the licensee is subject.

A Register shall be kept showing identity and registration of all mobile homes and occupants thereof and a copy of registration shall be filed with the Village Clerk within 30 days.

Section 14. REVOCATION OF LICENSE.

The President may revoke any license to maintain and operate a park when the licensee has been found guilty by

a court of competent jurisdiction of violating any provision of this ordinance. After such conviction, the license shall be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with law.

Section 15. POSTING OF LICENSE.

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

Section 16. CHANGE OF OCCUPANCY.

Every owner, operator, lessee, or manager of a mobile home park shall within thirty days after a change in occupancy of a mobile home park space report such change of occupancy to the village Clerk and shall include therein the identification as to make and model of such mobile home and the identity of all persons and their ages.

Section 17. SEPARABILITY OF PROVISIONS.

Should any section or provision of this ordinance be declared invalid or in conflict with any existing ordinances of the Village of Bellevue, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 18. PENALTY.

Any person violating this ordinance shall be fined not less than \$50.00 or more than \$500.00 for each offense.

Section 19. That the ordinance be in full force and effect after its passage as required by law.

Section 20. PUBLICATION IN PAMPHLET FORM

This ordinance is ordered to be published in pamphlet form,
and as so published, forthwith, shall be in full force and effect.

Passed by the Board of Trustees of the Village of Bellevue,
Peoria County, Illinois approved by its President and attested by
its Clerk this 22 day of March A.D., 1971.

William A. Scoville
President

Attest;

Larry A. Howard
Clerk