

**ARTICLE 19**  
**MOBILE HOME STANDARDS**

**SECTION 19.1**      **DEFINITIONS**

As used in this Article, the term “mobile home” shall have the same meaning as defined within Article 21, Section 21-124, of the Revised Code of Ordinances, City of Mt. Vernon.

**SECTION 19.2**      **STANDARDS**

All mobile homes placed upon any lot within the jurisdiction of the City after August 22, 2017, except a mobile home placed upon lands zoned R-MH (which lands and mobile home are subject to Article 19A of the Revised Code of Ordinances), must have been manufactured not more than 10 years prior to the date of the Application for Building Permit permitting placement of the mobile home upon said lot and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, which compliance shall be verified by the presence of the permanently attached HUD seal/emblem on the home. In addition, no mobile home shall be placed, or remain, upon any lot unless said mobile home shall meet the following health and safety requirements:

(a) Each mobile home shall have all wheels, tongues, and hitch mechanisms removed or retracted.

(b) The base of the mobile home shall be completely enclosed with mortared brick, mortared concrete blocks, a poured concrete foundation on a footing of 1 foot by 1 foot, a basement wall, or other commercial skirting, provided that said skirting shall not be of vinyl, plastic, or metal construction. All skirting shall be weather resistant; shall be uniform in construction, style, and color; and shall be compatible with the siding of the mobile home.

(c) The mobile home chassis shall be undamaged, and free from defects and deterioration. The chassis shall be properly anchored to the floor system with approved fasteners. The chassis shall accommodate all live loads and dead loads of the structure. The belly wrap, or bottom board, between the chassis and floor system shall be intact, with no holes or opening to ensure the structures thermal envelope. All structural members of the mobile home shall be free from deterioration.

(d) The mobile home shall be placed upon and supported by piers, runners, or a solid slab which meet the following requirements:

(i) Piers. The minimum size requirement per pier used shall be two (2) feet by two (2) feet by two (2) feet (2' x 2' x 2') deep, if a round pier is used the minimum size requirements shall be eighteen (18) inches in diameter and twenty-four (24) inches in depth. The distance from the center of a pier to the center of another pier shall not exceed ten (10) feet.

(ii) Runners. Runners shall be at least thirty (30) inches wide by six (6)

inches deep with two (2) three-eighths (3/8) inch reinforcing rods installed the entire length of each runner. The runners shall be placed beneath the center of the I-beams of the mobile home. If a crossbeam type of runner is preferred, the beams shall be a minimum size of ten (10) feet from the center of a beam to a center of a beam.

(iii) Solid Slab. The minimum depth of a solid slab shall be six (6) inches with reinforcing wire mesh in the concrete. A footing of one (1) foot by one (1) foot deep is required around the perimeter of the solid slab.

(e) The pitch of the roof of the mobile home shall be within a range of three-twelfths (3/12) pitch to five-twelfths (5/12) pitch and the mobile home shall have properly draining and functioning guttering encircling the entire roof of the mobile home.

(f) Each mobile home shall have a porch at its primary access entrance having a minimum size of not less than 92 inches in width and 60 inches in depth, not including stairs. In addition, each mobile home shall have a porch or deck at its secondary access entrance of not less than 48 inches in width and 48 inches in depth, not including stairs. Every stair, porch, deck or other appurtenance attached to the mobile home 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 and constructed in accordance with all applicable State and local codes. Every stair, porch, deck or other appurtenance shall have rails if more than 30 inches above the ground surface. Concrete blocks, lumber, or other materials shall not be stacked or used as stairs or a porch.

(g) Each mobile home shall have a minimum of two off street parking sites. Each parking space shall comply with the requirements of Article 21, Section 21-124, definition of "parking space, off street".

(h) The minimum setup elevation for a mobile home shall be 32 inches.

(i) Each mobile home shall have lap siding.

(j) The minimum size of the mobile home shall be 800 square feet, exclusive of any porch, garage, or other non-dwelling space.

(k) Every mobile home shall have smoke detectors, carbon monoxide detectors, and fire extinguishers installed and in good working condition in accordance with manufacturer specifications and in accordance with all applicable laws, codes, and regulations.

(l) The plumbing system, electrical system, heating and air conditioning system, and all other equipment and systems must be safe, sanitary, and in good working condition, and installed and operated in accordance with manufacturer specifications and in accordance with all applicable laws, codes and regulations.

(m) The exterior walls and roof shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials shall be uniform in color, maintained weatherproof, and shall be properly surface coated when required to prevent

deterioration. Every window, door, and frame shall be constructed and maintained in relation to the adjacent wall construction so as to be weather tight. Every window sash shall be fully supplied with approved glazing materials and without open cracks or holes. Every window, other than stationary windows, shall be easily opened and closed and shall be capable of being held in position by the window's hardware and shall have a locking device; every window, other than stationary windows, shall have screens and the screens shall fit tightly into the tract of the window. All floors, walls, windows, doors, ceilings, and other interior surfaces shall be maintained in good, clean, sanitary, and structurally sound operable condition. All exterior doors, doors assemblies, and hardware shall be in good working condition; all entrances to the mobile home shall have locks that tightly secure the door; all exterior doors shall be sealed with proper weather stripping and weather resistant to outside elements.

(n) All interior surfaces shall be maintained in good, clean, and sanitary condition. Surfaces shall be free from peeling, chipped, flaking, or abraded paint, and free from cracked or loose plaster, and free from damage or deteriorated wall panels. Every interior door shall properly fit within its frame and shall be capable of being opened and closed and be properly and securely attached to jambs, header or tracks as intended by the manufacturer of the attachment hardware.

(o) 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 mobile home gas service connection exceeds six (6) feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.

(p) The mobile home shall be used only as a residential dwelling unit. No mobile home shall be used as a storage building upon any lot at any time nor shall any mobile home be used as, or for, a commercial or business structure or use. The area underneath a mobile home shall not be used for storage.

(q) All mobile homes shall be securely anchored in accordance with the tiedown requirements of the Illinois Mobile Home Tiedown Act 210 ILCS 120/1, et seq.

All mobile homes lawfully placed, in full compliance with applicable ordinances, and existing on August 22, 2017 may be continued in use even though such mobile home does not conform to the construction and installation requirements of this Section provided there is no physical change to the mobile home other than normal maintenance and repairs; if there is a physical change other than normal maintenance and repair, then the mobile home must comply with the standards of this Section. All mobile homes shall comply with the maintenance requirements that the mobile home be structurally sound and weatherproof and that all features and systems of the mobile home be properly installed, in good working condition, and in compliance with all applicable Ordinances, Codes, and regulations.

### **SECTION 19.3      BUILDING PERMIT AND INSPECTION**

It shall be unlawful to place a mobile home within the jurisdiction of the City without first

obtaining a Building Permit permitting placement of the mobile home. The fee for the Building Permit shall be as provided within Article 5, Section 5.9 of the Revised Code or Ordinances.

The application for Building Permit shall be upon such forms and shall comply with such procedures as prescribed by the City of Mt. Vernon pursuant to the Revised Code of Ordinances and the applicable Ordinances and Codes of the City of Mt. Vernon.

Each application for a Building Permit for a mobile home shall include proof satisfactory to the Building Inspector of the City of Mt. Vernon of all matters needed to determine inspection requirements as hereinafter set forth.

No Building Permit for placement of a mobile home within the jurisdiction of the City shall be issued until after the following inspection requirements have been satisfied:

- (a) If the mobile home is new and has not been previously set up or occupied and if the Certificate of Origin, Certificate of Title, Purchase Agreement, or other evidence satisfactory to the Building Inspector establishing such fact is filed with the Application for Building Permit, no physical inspection of the interior and exterior of the mobile home shall be required, provided the Building Permit application shall include not less than five (5) quality color photographs of the interior rooms of the mobile home and not less than five (5) quality color photographs of the exterior of the mobile home, which photographs shall become the property of the City.
- (b) If the requirements of subparagraph (a) above are not met, then the interior and exterior of the mobile home shall be subject to inspection by the Building Official (or his designee) of the City of Mt. Vernon to determine whether said mobile home meets the Mobile Home Standards as set forth within this Article. The fee for inspection, which shall be paid prior to the issuance of a Building Permit, shall be \$30 if the mobile home is situated within Jefferson County, Illinois and \$50 plus the prevailing standard mileage rate under the U. S. Internal Revenue Code per mile for travel to and from the site where the mobile home is inspected if said site is not situated within Jefferson County, Illinois; the inspection fee shall be in addition to the fee for the Building Permit.
- (c) Notwithstanding any provision herein, the City of Mt. Vernon reserves the right to inspect any mobile home for which an application for Building Permit is filed. If an inspection is conducted and if a misrepresentation or other inaccuracy in the information provided under paragraph (a) above is discovered then the inspection fee shall be assessed and paid in addition to any penalties imposed under this Ordinance.

#### **SECTION 19.4      MOBILE HOME USE**

A mobile home shall be used only as a residential dwelling unit. No mobile home shall be used as a storage building upon any lot at any time nor shall a mobile home be used as a commercial or business structure or use.

## **SECTION 19.5      ENFORCEMENT**

When a complaint shall be made by any person to the Inspection Department of the City or the City Manager of the City of Mt. Vernon about any condition that exists which violates the provisions of this Ordinance, the Inspection Department or the City Manager or the designee of any of them is hereby authorized to serve or cause to be served a Notice in writing upon the owner and occupant of the mobile home alleged to be in violation, which such Notice shall describe the alleged violation and shall require the owner and occupant to remedy the violation within a reasonable time of not more than 10 days after service of such Notice. The Notice shall be served in writing, either personally or to the last known address of such person or persons; or, if no address is known, by posting Notice upon the mobile home. In the event the owner or occupant shall fail, neglect, or refuse to remedy the violation within 10 days after the service of Notice, then the City may proceed to remedy the violation, including the institution of legal action against the owner and/or occupant for an Order authorizing removal of the mobile home or for imposition of a fine or for issuance of an injunction and for such other remedies as provided by law. All costs and expenses incurred by the City in obtaining removal of the mobile home or in otherwise remedying the violation shall be assessed and shall be a lien against the mobile home subject of the proceeding and shall be assessed against the owner and occupant of the mobile home. Costs and expenses shall include but shall not be limited to: inspection and reinspection fees; title searches; postage or service fees; costs of Notice preparation; labor expenses; man-hour costs; machinery and equipment costs and fees; travel time for equipment to and from the property; other costs associated with the remedying of the violation; the cost of disposal of materials, debris, or other such items; administrative and clerical costs; all reasonable attorney fees and costs arising from preparation, institution, enforcement, collection, or foreclosure of any lien or suit filed or defended hereunder; and any other cost or expense incurred by the City pursuant to exercise of its authority hereunder. Costs assessed against a mobile home may be recovered by the City by public sale of the mobile home pursuant to and in accordance with such order as may be entered by the Circuit Court of Jefferson County, Illinois within the enforcement action, provided no such sale shall occur until after Notice is given to each party known to have a lien or other interest in said mobile home.

## **SECTION 19.6      PENALTY**

Any person who violates or omits or refuses to comply with the provisions of this Article will be subject to a fine of not less than \$5.00 or more than \$200.00 for each separate offense, and a separate offense shall be deemed to have been committed upon each day on which such violation occurs or continues.

**ARTICLE 19A**  
**MANUFACTURED HOME DEVELOPMENT**

**SECTION 19A.1     DEFINITIONS**

As used in this Article, the following terms shall have the following meanings:

“Manufactured Home” shall have the same meaning as “Dwelling, Mobile Home” as defined within Article 21, Section 21-124 of the Revised Code of Ordinances. The term Manufactured Home and Mobile Home shall be synonymous terms. Neither use of a permanent foundation nor removal of wheels, towing devices, or any other alteration shall qualify a manufactured home as a modular unit or as a conventional single-family dwelling.

“Manufactured Home Development” shall mean and include an area of land on which two or more occupied manufactured homes are placed, either free of charges or for revenue, together with any building, structure, or improvement used as part of the equipment of such development.

**SECTION 19A.2     LICENSE REQUIRED FOR MANUFACTURED HOME DEVELOPMENT**

It shall be unlawful to establish, maintain, or operate any manufactured home development within the jurisdiction of the City without first having obtained a license therefor. The license shall be an annual license expiring on April 30 of each year. Application for such license shall be made in writing to the City Clerk. The City Building Inspector shall review all license applications; no license shall be issued until the manufactured home development has been inspected by the City Building Inspector or his designee and approved as meeting the requirements of this Article and Article 21, Section 21-203 “Planned Manufactured Home Development (R-MH)” of the Revised Code of Ordinances. Each manufactured home development shall be inspected at least as often as annually prior to renewal of the annual license. The license fee shall be as provided within Section 19A.6 herein.

All licenses to construct, all licenses to operate, and all licenses to make alterations within a manufactured home development shall be prominently displayed in the office of the Manufactured Home Development. Licenses issued hereunder may be transferred by the licensee; provided, however, that such transfer shall not be effective until a Notice of License Transfer identifying the new license holder by name, address, tax number, and telephone number is filed with the Office of the City Clerk.

**SECTION 19A.3     BUILDING PERMIT, INSPECTION, AND CERTIFICATE OF OCCUPANCY FOR MANUFACTURED HOME**

It shall be unlawful to place a manufactured home within a manufactured home development within the jurisdiction of the City without first obtaining a Building Permit permitting placement of each manufactured home and without complying with the standards established by Article 19 and Article 21, Section 21-203 Planned Manufactured Home Development (R-MH) Standards of the

Revised Code of Ordinances, provided that if there shall be a conflict or a difference in the standards or the provisions of this Article 19A and of Article 21, Section 21-203, then Section 21-203 shall control. An applicant for Building Permit shall be entitled to a Building Permit if the Manufactured Home Development within which the manufactured home is to be placed is licensed and in good standing and if the manufactured home complies with the standards and requirements identified herein. After placement of the manufactured home within the development, the manufactured home shall be inspected by the Inspection Department to determine compliance with this Article. The fee for the Building Permit shall be as provided within Article 5, Section 5.9 of the Revised Code of Ordinances and the fee for each inspection shall be \$30.00 per manufactured home. No manufactured home shall be occupied without a Certificate of Occupancy issued by the City. There shall be no fee for issuance of the Certificate of Occupancy.

#### **SECTION 19A.4     RESTRICTED USE AND RESTRICTED AGE**

Only structures meeting the definition of manufactured home shall be permitted within a manufactured home development for residential occupancy. No travel trailer nor other structure lacking toilet, bath, or shower facilities nor any nonpermanent shelter nor any other vehicle (including recreational) designed or used solely for sleeping purposes shall be permitted for occupancy at any time within a manufactured home development.

Except as provided below, no Building Permit shall issue permitting a manufactured home to be placed within a manufactured home development for any manufactured home manufactured more than 3 years prior to the date of the Application for Building Permit for placement of the manufactured home within the manufactured home development. Said date of manufacture shall be established only by the HUD seal/emblem affixed to the manufactured home in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.

A manufactured home placed within a currently existing and licensed Mobile Home Park established prior to August 7, 2017 shall not be subject to the age restriction of three (3) years provided above, but shall be subject to an age restriction of 10 years prior to the date of the Application for Building Permit for placement of the manufactured home and shall be subject to the building permit provisions and inspection requirements within Article 19, Section 19.3, of the Revised Code of Ordinances.

#### **SECTION 19A.5     ZONING**

All manufactured home development shall be situated within the Planned Manufactured Home District, R-MH zoning, as provided within Article 21 of the Revised Code and shall comply with the performance standards set forth within Section 21-203 for said zoning classification.

#### **SECTION 19A.6     LICENSE FEE**

The annual license fee shall be \$100.00 for each manufactured home development plus

\$10.00 for each manufactured home site in excess of 25 within the manufactured home development, provided the annual license fee in no case shall exceed \$1,000.00. The license fee shall be payable on or before May 1 of each year.

## **SECTION 19A.7     APPLICATION FOR LICENSE**

In order to obtain a license to construct a new manufactured home development, the applicant shall file with the City Clerk a written application and plan documents, including the following:

(a) The full name and address of the applicant or applicants, plus the names and addresses of the partners if the applicant is a partnership and the names and addresses of the officers if the applicant is a corporation.

(b) The address, location, and legal description of the tract of land upon which it is proposed to construct, operate and maintain a manufactured home development.

(c) The name of the manufactured home development.

(d) Detailed plans and specifications sealed by a registered engineer or architect licensed to practice in the State of Illinois which include a general plot plan of the manufactured home development with all sites and structures shown, the water supply system, the sewage disposal system, the electrical system, the fuel supply systems, the lighting system, the method of disposal of solid waste, all streets and sidewalks, swimming and bathing facilities, fire hydrants and details of all accessory and auxiliary structures.

(e) The number of manufactured home sites proposed to be constructed or licensed.

(f) A statement of the fire-fighting facilities, public or private, which are available to the manufactured home development.

(g) A plan review fee of \$100.00; the fee shall be nonrefundable and shall be in addition to the required license fee.

No changes to the water, sewage, fuel, or electrical systems other than normal maintenance, or any relocation or modification of any site, or the expansion of the number of sites in the development, or any relocation or modification to any access or to any parking space or to any recreational, open, or storage space shall be made without first submitting a new license application (regardless of whether any additional licensing fees are due) and without first obtaining any required Building Permits.

An application for a license to alter a licensed manufactured home development shall be submitted to the City for any changes to the water, sewage, fuel, or electrical systems other than normal maintenance, the relocation of sites or the expansion of the number of sites in the development. Detailed plans and specifications shall be provided to show compliance with this Act and the promulgated rules. A plan review fee of \$50.00 shall accompany the application. This fee

shall not be refundable.

An application to reduce the number of licensed sites shall be submitted to the City no later than 10 days prior to the proposed date of reduction. The specific sites no longer required to be licensed, and either the method of disconnecting the required utilities or a description of the method of immobilizing the manufactured homes shall be provided. The licensee shall be responsible for ensuring that all utilities at vacated spaces are disconnected or sealed, as prescribed by the City.

Upon receipt, and after review, of an application for a license to construct a new manufactured home development, an application to renew a license to operate and maintain a manufactured home development, or an application for a license to alter a licensed manufactured home development, the City shall, if the development is, or the proposed development will be, in conformity with this Article issue a license to construct or a license to renew or a license to alter an original license, as the case may be. If the application for a license to construct or a license to renew or a license to alter an original license is declined, the City shall give the reasons therefore in writing to the applicant; and if the objections can be corrected, the applicant may amend his application and re-submit it for approval.

Any license granted hereunder shall be subject to revocation or suspension by the City. however, the City shall first serve or cause to be served upon the licensee a written notice specifying the way or ways in which such licensee fails to comply with the ordinances of the City pertaining thereto. Said notice shall require the licensee to correct the deficiency or violation specified in such notice within 10 days or within a longer period of time as may be allowed by the City. If the licensee fails to comply with the terms and conditions of said notice, within the time specified or such extended period of time, the City may revoke or suspend such license.

#### **SECTION 19A.8     SUPERVISION**

Every manufactured home development shall be managed by a responsible individual whose name, address, and telephone number shall be on file at all times with the City Clerk; the duty of the manager, attendant, or caretaker shall be to maintain the development, its facilities, and equipment in a clean, orderly, and sanitary condition and to comply with the provisions of this Article and all other ordinances and laws relating to manufactured home development. The manager, attendant, or caretaker of the manufactured home development shall, in addition to the licensee and owner of the manufactured home development, be responsible for any violation of the provisions of this Article or other ordinance and law relating to the manufactured home development.

#### **SECTION 19A.9     SITES (SPACES)**

Each manufactured home shall be allotted a site of not less than 5000 square feet. Each individual manufactured home site shall abut or face on a driveway or clear, unoccupied space of not less than 20 feet in width which space shall have unobstructed access to a public street. There shall be an open space of at least 15 feet between the sides of every manufactured home and at least 15 feet between the ends of every manufactured home. No manufactured home shall be parked closer than 5 feet to the side lot lines of a manufactured home development if the abutting property is

improved property or closer than 10 feet if the abutting property is a private road or closer than 15 feet if the abutting property is a public street, provided that in no event shall the front setback for each manufactured home be less than 15 feet. No accessory building shall be placed within the setback areas described above. Said minimum setback requirements shall not be subject to variance.

Notwithstanding the foregoing, mobile home parks established, existing, licensed and lawfully operated and in full compliance with applicable ordinances and state law as of January 1, 2003 and as of August 7, 2017 may continue utilizing existing spaces provided the following requirements are met: Each mobile home shall be allotted a site of not less than 1,000 square feet if licensed as of January 1, 2003 or not less than 2,300 square feet if licensed after January 1, 2003 but prior to August 7, 2017. No mobile home shall be parked closer than 5-feet to the side lot lines of a mobile home park, if the abutting property is improved property, or closer than 10-feet to a public, alley or building. Each individual mobile home site shall abut or face on a driveway or cleared unoccupied space of not less than 20-feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least 10-feet between the sides of every mobile home and at least 5-feet between the ends of every mobile home. If a mobile home park in existence prior to August 7, 2017 alters its mobile home spaces or the plan of the mobile home park, then the mobile home park shall meet the requirements set forth within the first paragraph of Section 19A.9. If a mobile home park in existence prior to August 7, 2017 ceases to operate for a period of 30 days, thereafter all spaces shall comply with the requirements set forth within the first paragraph of Section 19A.9.

#### **SECTION 19A.10 RESTRICTIONS AND REQUIREMENTS**

Each manufactured home within a Manufactured Home Development, except a nonconforming manufactured home as hereinafter permitted, shall comply with the following restrictions and requirements:

(a) The manufactured home shall have all wheels and hitch mechanisms removed or retracted.

(b) The base of the manufactured home shall be completely enclosed with commercial skirting, mortared brick, mortared concrete blocks, a poured concrete foundation on a footing of one foot by one foot, or basement wall. All skirting shall be weather resistant; and uniform in construction, style and color; and shall be compatible with the siding of the manufactured home.

(c) The manufactured home shall be placed upon and supported by piers, runners, or a solid slab which meet the following requirements:

(i) Piers. The minimum size requirement per pier used shall be two (2) feet by two (2) feet by two (2) feet (2' x 2' x 2') deep, if a round pier is used the minimum size requirements shall be eighteen (18) inches in diameter and twenty-four (24) inches in depth. The distance from the center of a pier to the center of another pier shall not exceed ten (10) feet.

(ii) Runners. Runners shall be at least thirty (30) inches wide by six (6) inches deep with two (2) three-eighths (3/8) inch reinforcing rods installed the entire length of each runner. The runners shall be placed beneath the center of the I-beams of the manufactured home. If a crossbeam type of runner is preferred, the beams shall be a minimum size of ten (10) feet from the center of a beam to a center of a beam.

(iii) Solid Slab. The minimum depth of a solid slab shall be six (6) inches with reinforcing wire mesh in the concrete. A footing of one (1) foot by one (1) foot deep is required around the perimeter of the solid slab.

(d) The pitch of the roof of the manufactured home shall be within a range of three-twelfths (3/12) pitch to five-twelfths (5/12) pitch, and the roof shall have architectural shingles.

(e) The manufactured home shall have properly draining and functioning guttering encircling the entire roof of the manufactured home.

(f) The interior walls of the manufactured home shall be of drywall construction.

(g) The manufactured home shall have a porch at its primary access entrance having a minimum size of not less than 100 square feet, not including stairs; in addition, each manufactured home shall have a porch or deck at its secondary access entrance of not less than 30 square feet in size, not including stairs. All porches and stairs shall comply with the applicable building and safety codes.

(h) All manufactured mobile homes shall have lap siding.

(i) The minimum size of the manufactured home shall be 800 square feet exclusive of any porch, garage, or other non-dwelling space.

(j) Every manufactured home must have at least one approved smoke detector in operating condition within 15 feet of every room used for sleeping purposes; in addition, each manufactured home must contain at least one ten pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the manufactured home.

(k) The plumbing system, electrical system, heating and air conditioning system, and all other equipment and systems must be safe, sanitary, and in good working condition, and installed and operated in accordance with manufacturer specifications and in accordance with all applicable laws, codes and regulations.

(l) The exterior walls and roof 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 uniform in color, 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 weather tight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks

and holes.

(m) Each manufactured home utilizing gas shall be connected to the manufactured 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 manufactured home site gas outlet if the distance between the manufactured home site gas outlet and manufacture home gas service connection exceeds six (6) feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.

(n) The manufactured home shall be used only as a residential dwelling unit. No manufactured home shall be used as a storage building upon any lot at any time nor shall any manufactured home be used as, or for, a commercial or business structure or use. The area underneath a manufactured home shall not be used for storage.

Any manufactured home lawfully placed, in full compliance with applicable ordinances, and existing on August 7, 2017 may be continued in use even though such manufactured home does not conform to the restrictions and requirements of this Section subject to the following: (i) the manufactured home must comply with the standards and requirements of Article 19 of the Revised Code of Ordinances; (ii) any legal non-conforming manufactured home may be continued in use provided there is no physical change other than normal maintenance and repairs; (iii) a non-conforming manufactured home shall not be replaced unless the replacement fully complies with all of the requirements of this Section, except for subparagraphs (d), (f), (g), and (h).

#### **SECTION 19A.11 ACCESSORY OR AUXILIARY BUILDINGS**

Within the Manufactured Home Development, the owner or operator of the Manufactured Home Development or a party contracting with said owner or operator may construct maintenance or storage areas dedicated solely for use by the Manufactured Home Development or by the residents of the Manufactured Home Development. Said maintenance or storage area shall either be completely enclosed in a building complying with all applicable building codes or, if not within an enclosed building shall be within an enclosed secured fence which shall be screened by appropriate landscaping or other screening approved by the City Council so that the visibility of said storage and/or maintenance area from manufactured homes and public street is minimized to the greatest extent reasonably possible. The Manufactured Home Development may also have auxiliary buildings or facilities such as a swimming pool or recreation facilities for use solely by residents of the Manufactured Home Development and their guests. No auxiliary or accessory building, facility, or area within a Manufactured Home Development shall be operated as a commercial business open to the public, nor shall any such building, facility, or area be adjacent to a public street within the Manufactured Home Development. Individual manufactured home sites may have one garage or storage building, but said garage or storage building shall comply with all applicable codes and shall be located only in a side yard or rear yard and shall not be located within the setback areas required by Article 21, Section 21-203.2.3.

#### **SECTION 19A.12 WATER SUPPLY**

An adequate supply of potable water for drinking and domestic purposes from a municipal water supply shall be supplied to each manufactured home within the manufactured home development. The potable water system within the manufactured home development shall comply with the State of Illinois Plumbing Code.

#### **SECTION 19A.13 DRAINAGE**

Each manufactured home development shall be so located that it shall be well drained. No water shall be permitted to puddle or remain upon any property, including without limitation any yard or ditch, within the manufactured home development, except recreational bodies of water, a detention pond, or naturally occurring stream.

#### **SECTION 19A.14 SEWER FACILITIES**

All sewage and other water-carried waste for each manufactured home shall be disposed of into the municipal sewage system. The sanitary sewer facilities within the manufactured home development shall have sewer backflow valves and the sanitary sewer facilities shall comply with the State of Illinois Plumbing Code.

#### **SECTION 19A.15 GARBAGE**

A sufficient number of adequate fly-proof and watertight containers with lids for garbage shall be supplied. Garbage containers shall be placed no further than 250 feet apart and shall be emptied at least once a week and shall not be filled to overflowing or allowed to become foul smelling or a breeding place for flies. Garbage and rubbish shall be disposed of in a manner that creates neither a nuisance nor a menace to health. The manufactured home development shall be kept in a clean and sanitary condition.

#### **SECTION 19A.16 VERMIN AND OTHER NUISANCES**

No insect, vermin, rodent, or other nuisance animal or pest harborages shall be permitted to exist in the manufactured home development. No condition creating a nuisance shall be permitted within a manufactured home development.

#### **SECTION 19A.17 LIGHTS**

The manufactured home development shall be kept properly and adequately lighted at all times so that the grounds shall be safe for occupants and visitors. Outdoor security lights shall be placed no further than 200 feet apart.

### **SECTION 19A.18    DUST CONTROL**

All private streets, alleys, common driveways, access routes, and public or common parking areas in every manufactured home development must be maintained in a passable and safe condition at all times and shall be a hard surface and meet the following standards: (a) six inches of rock and two inches of asphalt or equivalent in concrete; (b) provide for disposal of storm water and insure such water shall not flow onto adjoining property or sidewalks; (c) traffic flow direction shall be appropriately marked; (d) comply with the requirements of the applicable zoning classification. Notwithstanding the foregoing, public and private streets, alleys, commons driveways, access routes and public or common parking areas in a manufactured home development established and existing prior to January 1, 2003 and continually in existence thereafter may be constructed or repaired by rock (chip) and oil if the existing surface is not asphalt or concrete.

### **SECTION 19A.19    TIEDOWN REQUIREMENTS**

Each manufactured home placed within a manufactured home development shall be securely anchored in accordance with the requirements of the Illinois Mobile Home Tiedown Act, 210 ILCS 120/ 1, et seq. The owner of each manufactured home development shall make available to the owner of each manufactured home moved within or into the manufactured home development a copy of the Mobile Home Owners Tiedown Guide Pamphlet prepared by the Illinois Department of Public Health.

### **SECTION 19A.20    UTILITY HOOKUP**

The licensee of every development shall assume full responsibility for maintaining in good repair and condition all sanitary, electrical, and utility hookups in the development. Electrical and utility hookups for each individual mobile home site shall be provided, and the installation shall be in accordance with all state and local codes and ordinances.

### **SECTION 19A.21    REGISTER**

A register shall be maintained by the manager of each manufactured home development. Such register shall include: (a) the name and address of the owner of each manufactured home and every occupant of such manufactured home; (b) the make, model, year of manufacture, and serial number of each manufactured home; (c) the square feet or floor space contained in the manufactured home; and (d) the date of entry of such manufactured home into the development. The register shall be signed by the owner or occupant of the manufactured home. The registration records shall be neatly and securely maintained, and no registration records shall be destroyed until six years have elapsed following the date of removal of the manufactured home from the development. The registration shall be available for inspection upon request by all law enforcement officers and by inspectors and agents of the City.

## **SECTION 19A.22    ENFORCEMENT, ABATEMENT, AND LIEN**

When a complaint shall be made by any person to the Inspection Department of the City or the City Manager of the City of Mt. Vernon about any condition that exists which violates the provisions of this Article, the Inspection Department or the City Manager or the designee of any of them is hereby authorized to serve or cause to be served a Notice in writing upon the owner and occupant of the mobile home alleged to be in violation, which such Notice shall describe the alleged violation and shall require the owner and occupant to remedy the violation within a reasonable time of not more than 10 days after service of such Notice. The Notice shall be served in writing, either personally or to the last known address of such person or persons; or, if no address is known, by posting Notice upon the manufactured home. In the event the owner or occupant shall fail, neglect, or refuse to remedy the violation within 10 days after the service of Notice, then the City may proceed to remedy the violation, including the institution of legal action against the owner and/or occupant for an Order authorizing removal of the manufactured home or for issuance of an injunction and for such other remedies as provided by law. All costs and expenses incurred by the City in obtaining removal of the manufactured home or in otherwise remedying the violation shall be assessed and shall be a lien against the manufactured home subject of the proceeding and shall be assessed against the owner and occupant of the manufactured home. Costs and expenses shall include but shall not be limited to: inspection and re-inspection fees; title searches; postage or service fees; costs of Notice preparation; labor expenses; man-hour costs; machinery and equipment costs and fees; travel time for equipment to and from the property; other costs associated with the remedying of the violation; the cost of disposal of materials, debris, or other such items; administrative and clerical costs; all reasonable attorney fees and costs arising from preparation, institution, enforcement, collection, or foreclosure of any lien or suit filed or defended hereunder; and any other cost or expense incurred by the City pursuant to exercise of its authority hereunder. Costs assessed against a manufactured home may be recovered by the City by public sale of the manufactured home pursuant to and in accordance with such order as may be entered by the Circuit Court of Jefferson County, Illinois within the enforcement action, provided no such sale shall occur until after Notice is given to each party known to have a lien or other interest in said manufactured home.

## **SECTION 19A.23    PENALTY**

Any person who shall violate any provision of this Article shall also be subject to the penalties as provided within Section 22.6 of the Revised Code of Ordinances. Each day that a violation continues shall constitute a separate offense. Any person who shall violate any provision of this Article shall also be subject to an action for injunction and injunctive relief.

**ARTICLE 19B**  
**TRAVEL TRAILER PARKS**

**SECTION 19B.1     DEFINITIONS**

As used in this Article, the following terms shall have the following meanings:

“Travel Trailer” shall mean a vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel and recreation purposes.

“Travel Trailer Park” shall mean and include an area of land on which one or more travel trailers are placed for occupancy for any period, either free of charge or for revenue, together with any building, structure, or enclosure used as part of the equipment of such park. The placement of a travel trailer upon a lot for storage only of the travel trailer shall not constitute a travel trailer park, provided said travel trailer shall not be occupied at any time upon said lot.

“Dependent Mobile Home” shall mean a structure which does not have toilet and bath or shower facilities.

“Mobile Home” shall have the same meaning as defined within Article 21, Section 21-124 of the Revised Code of Ordinances. Neither use of a permanent foundation nor removal of wheels, towing devices, or any other alteration shall qualify a mobile home as a conventional single-family dwelling.

**SECTION 19B.2     RESTRICTED USE**

No travel trailer, dependent mobile home, or nonpermanent shelter or other vehicle designed or used for sleeping purposes, excluding mobile homes as defined herein, shall be permitted for occupancy at any time except within a travel trailer park, nor shall same be placed on any lot for permanent habitation, nor shall same be used as a storage building upon any lot.

**SECTION 19B.3     LICENSE AND REGULATIONS**

Travel trailer parks shall be licensed and subject to the same regulations as provided within Article 19 for mobile home parks, except no Building Permit shall be required for a travel trailer and except that with regard to the licensing of a travel trailer park a license shall be obtained and fee paid for each site proposed to be used for a travel trailer whether in use or whether occupied or not. Travel trailers and travel trailer parks shall also be subject to the additional following regulations:

(a) An adequate supply of water of safe and sanitary quality shall be furnished for each travel trailer. In the event there shall be a common faucet or drinking fountain or other water source, it shall be conveniently located in the park. No common drinking cup shall be permitted.

(b) Each travel trailer park shall provide toilets and baths or showers which shall comply with the provisions of any ordinances or other codes relating thereto with separate accommodations

for men and women.

(c) All sewage and other water-carried waste shall be disposed of in a safe and sanitary manner and so that no odors are emitted, and so that no water is permitted upon the park grounds, and so that no nuisance is created.

(d) Electrical outlets shall be provided for each individual site, and the installation shall be in accordance with all state and local codes.

(e) If community kitchens, dining rooms, laundries, or other facilities are provided, such facilities and equipment must be maintained in a sanitary condition and kept in good repair.

(f) It shall be unlawful for any person to remove the wheels or other transporting device from any travel trailer or otherwise to affix said travel trailer permanently to the ground so as to prevent ready removal of such travel trailer.

#### **SECTION 19B.4     ENFORCEMENT**

When a complaint shall be made by any person to the Inspection Department of the City or the City Manager of the City of Mt. Vernon about any condition that exists which violates the provisions of this Ordinance, the Inspection Department or the City Manager or the designee of any of them is hereby authorized to serve or cause to be served a Notice in writing upon the owner and occupant of the travel trailer alleged to be in violation, which such Notice shall describe the alleged violation and shall require the owner and occupant to remedy the violation within a reasonable time of not more than 10 days after service of such Notice. The Notice shall be served in writing, either personally or to the last-known address of such person or persons; or, if no address is known, by posting Notice upon the travel trailer. In the event the owner or occupant shall fail, neglect, or refuse to remedy the violation within 10 days after the service of Notice, then the City may proceed to remedy the violation, including the institution of legal action against the owner and/or occupant for an Order authorizing removal of the travel trailer or for imposition of a fine or for issuance of an injunction and for such other remedies as provided by law. All costs and expenses incurred by the City in obtaining removal of the travel trailer or in otherwise remedying the violation shall be assessed and shall be a lien against the travel trailer subject of the proceeding and shall be assessed against the owner and occupant of the travel trailer. Costs and expenses shall include but shall not be limited to: inspection and reinspection fees; title searches; postage or service fees; costs of Notice preparation; labor expenses; man-hour costs; machinery and equipment costs and fees; travel time for equipment to and from the property; other costs associated with the remedying of the violation; the cost of disposal of materials, debris, or other such items; administrative and clerical costs; all reasonable attorney fees and costs arising from preparation, institution, enforcement, collection, or foreclosure of any lien or suit filed or defended hereunder; and any other cost or expense incurred by the City pursuant to exercise of its authority hereunder. Costs assessed against a travel trailer may be recovered by the City by public sale of the travel trailer pursuant to and in accordance with such Order as may be entered by the Circuit Court of Jefferson County, Illinois within the enforcement action, provided no such sale shall occur until after Notice is given to each party known to have a lien or other interest in said travel trailer.

**SECTION 19B.5     PENALTY**

Any person who shall violate any provision of this Article shall be subject to the penalties as provided within Section 22.6 of the Revised Code of Ordinances. Each day that a violation continues shall constitute a separate offense.