CHAPTER XXII
MOBILE HOME REGULATIONS

1.0 MOBILE HOME REGULATIONS.

.1 DEFINITIONS. The following terms shall have the meanings ascribed to them:

(a) ACCESSORY STRUCTURE. This shall mean a building subordinate to and smaller than a principal building or mobile home, that contributes to the comfort, convenience or necessity of the occupants of the principal building or mobile home.

(b) DEPENDENT TRAILER COACH OR DEPENDENT MOBILE HOME. This shall mean a trailer coach which does not have a toilet and bath or shower facilities and their use is prohibited in any mobile home park.

(c) INDEPENDENT TRAILER COACH OR INDEPENDENT MOBILE HOME. This shall mean a transportable nonpermanent single-family dwelling unit on wheels suitable for year-round occupancy and containing the same water supply, waste disposal, heating and air conditioning, electrical conveniences and with self-contained toilet and bath or shower facilities as conventional housing meeting “American Standard Association” construction requirements of 1962. This definition is not intended to include travel trailers or camper buses.

(d) LICENCES. This shall mean permission to operate a mobile home park granted pursuant to this ordinance.

(e) PERMIT. This shall mean a written permission issued by the sanitation officer permitting the owner to construct or alter a mobile home park under this ordinance and the regulations promulgated hereunder.

(f) SANITATION OFFICER. This shall mean the housing code enforcement authority, or its authorized representative.

(g) SERVICE BUILDING. This shall mean a building housing a manager’s office, laundry facilities, maintenance equipment, toilet facilities for employees, and emergency sanitary accommodations.
(h) TRAILER COACH OR MOBILE HOME. This shall mean any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance upon the public streets or highways and designated to permit the occupancy thereof as a dwelling place for one (1) or more persons.

(i) TRAILER COACH OR MOBILE HOME LOT. This shall mean a parcel of land designated for the exclusive use of the occupants of a single mobile home, also termed mobile home space.

(j) TRAILER COACH OR MOBILE HOME STAND. This shall mean that part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

(k) TRAILER PARK OR MOBILE HOME PARK. This shall mean an area of land upon which two (2) or more occupied trailer coaches or mobile homes are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as a part of the equipment of such trailer coach park.

.2 EXEMPTIONS. Nothing in this ordinance shall be construed to include the state parks; and the term “trailer coach park” or “mobile home park” shall not be construed to include buildings, tents, or other structures maintained by any individual or company on their own premises and used exclusively to house their own farm labor; or any military establishment of the United States or of the state where a trailer coach or coaches may be located or harbored; or any park on state or county fairgrounds for a period during, immediately prior to, and immediately subsequent to the holding of the fair, not to exceed a total of two (2) weeks in all; or the area or premises on any farm upon which are harbored trailer coaches occupied by persons employed upon the farm for not more than ninety (90) days in any calendar year in the production, harvesting or processing of agricultural or horticultural products produced on such farm.

.3 PROHIBITED USES.

(a) No mobile home shall be placed or used or connected to public water, sewer lines or to electrical, telephone or other utilities within the Village of Orion, except within the territorial boundaries of a mobile home park duly licenses hereunder.

(b) No camper trailer, vehicle mounted camper, nor self-powered camper or bus shall be used as a residence within the village nor connected to public water, sewer lines, electrical lines, telephone service or other utilities within or furnished by the Village of Orion.
2.0 OCCUPANCY.

.1 Occupancy of a mobile home shall be limited to the design capacity of the mobile home; this is established by the number of sleeping spaces provided in the mobile home.

3.0 LICENSE.

.1 REQUIRED. No person shall establish, maintain, conduct, or operate a trailer coach park without first obtaining a license therefore from the sanitation or enforcement officer.

.2 APPLICATION. An applicant for a license required by this ordinance shall file with the sanitation officer or enforcement officer a written application therefore setting forth:

(a) The full name and address of the applicant, or the names and addresses of the partners if the applicant is a partnership or the names and addresses of the officers if the applicant is a corporation, and the present or last occupation of the applicant at the time of the filing of the application.

(b) The location and legal description of the tract of land, certified on a plat of a survey by an Illinois Registered Land Surveyor, drawn to a scale of one (1) inch equals one hundred (100) feet, or larger.

(c) The proposed and existing facilities in the park for water supply, sewerage, garbage and waste disposal, fire protection, and for a sanitary community building which will include a description of toilets, urinals, sinks, wash basins, slop sinks, showers, drains and laundry facilities, the proposed alterations therein and the maintenance thereof.

(d) The proposed method of lighting the structures and land upon which the park is to be located.

(e) All corners and points of tangency are to be marked by galvanized or wrought iron pipe or iron or steel bars at least eighteen (18) inches in length and not less than one-half (1/2) inch in diameter. The top of the pipe or bar is to be set level with the established grade of the ground.

(f) The plot plans of the park drawn on a scale of one hundred (100) feet to an inch or larger, building plans and specifications for existing
buildings and facilities, and the plans and specifications for new buildings and facilities or the proposed alterations in existing facilities, all showing compliance with the provisions of this ordinance. The plot plans shall be drawn on a scale of one (1) inch equals one hundred (100) feet, or larger, and shall contain, among other things, the following:

(1) The date on which such plot plans were prepared.

(2) An arrow indicating north.

(3) All trailer coach sites shall be properly numbered on the plot plans.

(4) Complete information regarding storm sewers.

(5) Storm water runoff shall be shown on a separate plat.

(6) Contour lines at one (1) foot intervals shall be shown on a separate plat, and United States Geological Survey data shall be used for the preparation of such plat.

(7) Grades of driveways and all ditches shall be shown on a separate plat.

(g) An affidavit of the applicant as to the truth of the matters contained in the application shall be attached thereto.

.3 APPLICATION FEE. Each application for an original license required by this ordinance shall be accompanied by an application fee of twenty-five ($25) dollars for each ten (10) acres of land, or fraction thereof, proposed to be used as a trailer park. Each application fee shall be paid to the village clerk by certified check or United States money order in the amount of the application fee only, and the application fee, once paid to the village clerk, shall not be refunded.

.4 JOINT APPLICATION WITH ZONING APPLICATION. Any application for zoning for a mobile home park or any territory within the village or territory to be annexed thereto, shall be accompanied by a completed application for license in accordance with Section 3.2 of this chapter.

.5 TERM OF LICENSE. A license issued pursuant to this division shall be for one (1) year and shall expire the third Tuesday of April each year,
and the license shall be renewed from year to year upon payment of the annual license fee.

.6 ANNUAL FEE. The annual fee for a license required by this ordinance shall be fifty ($50) dollars, plus three ($3) dollars for each mobile home lot. All fees shall be made payable to the village clerk.

.7 OTHER LAWS.

(a) A permit issued pursuant to this ordinance does not relieve the permittee from securing any other permit required or from complying with any other provision of this ordinance or any other ordinance of the village.

(b) All building, plumbing, heating, air conditioning and electrical alterations or repairs in a trailer park shall be made in accordance with applicable provisions of this ordinance or other ordinances of the village.

.8 POST-CONSTRUCTION PERMIT. If a permit to construct a trailer park has been issued pursuant to this ordinance, the permittee shall, upon completion thereof, notify the sanitation officer or enforcement officer. The sanitation officer or enforcement officer shall then inspect the park and, if completed in accordance with the accepted application, the sanitation officer or enforcement officer shall issue a license required by this ordinance.

.9 DISPLAY. Each permit issued pursuant to this ordinance shall be prominently displayed in the office of the trailer park for which it was issued.

.10 TRANSFERABILITY. No permit issued pursuant to this ordinance shall be transferable.

4.0 DESIGN STANDARDS.

.1 DESIGN. Each trailer park licensed or to be constructed under the provisions of this ordinance, shall provide at least the minimum number and quality of facilities as are required by the Trailer Coach Park Control Law of the state, and the rules and regulations adopted by the State Department of Public Health pursuant thereto.

.2 SITE DRAINAGE. Each trailer park to be licensed or constructed pursuant to this ordinance shall meet the following site drainage requirements:
(a) The ground surface in all parts of each trailer park shall be graded and equipped to drain all surface water in a safe, efficient manner.

(b) No trailer park shall be so located that the drainage of the park area will endanger any water supply.

(c) All trailer parks shall be well-drained and shall be located in areas free from ponds, swamps and similar places in which mosquitoes may breed.

(d) Surface water collectors and other bodies of standing water which may breed mosquitoes and other vectors, shall be treated in an approved manner.

(e) Waste water from any plumbing fixture or sanitary sewer line shall be deposited directly into the village sanitary sewer system.

.3 SOIL AND GROUND COVER REQUIREMENTS. Each trailer park to be licensed or constructed pursuant to this ordinance shall meet the following soil and ground cover requirements:

(a) Exposed ground surfaces in all parts of each trailer park shall be paved, covered with stone screening, or other solid material or protected with a vegetable growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

(b) Where the topography has a slope of twenty-five per cent (25%) or more, a rip wall, cribbing or other approved system or soil and slope stabilization shall be installed and maintained.

.4 SWIMMING POOLS.

(a) Swimming pools shall be fenced;

(b) Swimming pools shall be constructed and maintained in accordance with the requirements of the State Department of Public Health.

.5 MINIMUM SEPARATION. Each trailer park sought to be licensed or constructed pursuant to this ordinance shall meet the following requirements for separation between trailer coaches:
(a) Trailer coaches shall be separated from each other and from other buildings and structures by at least fifteen (15) feet, except each trailer coach lot shall contain a minimum of thirty-two hundred (3200) square feet.

(b) An accessory structure which has a horizontal area exceeding twenty-five (25) square feet, attached to a trailer coach, and which has an opaque top or roof that is higher than adjacent window sills of the trailer coach, shall, for purposes of the requirements of subsection (a), be considered to be part of the trailer coach. Roofed-over patios, carports and individual storage facilities shall be included as part of the trailer coach in determining yard widths between trailer coaches.

.6 FENCE OR BARRICADE TO BLOCK VIEW.

(RESERVED)

.7 (RESERVED)

.8 (RESERVED)

.9 OFF-STREET PARKING. Off-street parking shall be provided in all parks for the use of park occupants and guests; such areas shall be furnished at the rate of at least two (2) car spaces for each trailer coach. Parking bays shall be so located as to provide convenient access to trailer coach spaces.

.10 ILLUMINATION. All trailer parks shall be furnished with sufficient electrical systems and lighting units at the owner’s expense, so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

(a) All parts of the park system: Four-tenths (0.4) of a foot candle with a minimum of two-tenths (0.2) of a foot candle.

(b) Potentially hazardous locations such as major street intersections and steps or stepped ramps: Individually illuminated with a minimum of four-tenths (0.4) of a foot candle.

.11 CONCRETE SLAB. A concrete slab of not less than four (4) inches in thickness and not less than six (6) feet in width shall be provided adjacent to the side of each mobile home, and the same to be on a side wherein an exit exists; such slab shall extend along the length of the mobile home for a distance
of not less than twenty (20) feet; such slab shall not be counted as the parking space required under this ordinance.

5.0 REFUSE AND WASTE.

.1 WASTE WATER. No waste water from trailer coaches shall be deposited on the surface of the ground.

.2 REFUSE-GENERALLY. The storage, collection and disposal of refuse in a trailer park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident or fire hazards or air pollution.

.3 CONTAINERS. All refuse shall be stored in fly-tight, water-tight, rodent proof containers, which shall be located not more than one hundred fifty (150) feet from any trailer coach space. Containers shall be provided by the owner in sufficient number and capacity to properly store all refuse; large bulk type containers are definitely preferred.

.4 STANDS. Refuse collection stands shall be provided for all refuse containers in trailer parks; such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around and under them.

.5 COLLECTION. All refuse shall be collected at least three (3) times weekly. The trailer park operator shall provide collection service. All refuse shall be collected and transported in covered, packer-type vehicles.

.6 BURNING. No garbage or refuse shall be burned on the premises of a trailer park, except in approved incinerators. Refuse incinerators shall be constructed only with the approval of the heating inspection department; such approval shall be based on a review of the plans and specifications for the incinerators and approval of the site where they will be located. The approval shall specify the type of material that may be placed in the incinerator. Incinerators shall be operated only when attended by some person specifically authorized by the owner or operator of the trailer park.

6.0 VERMIN AND WEED CONTROL.

.1 GENERALLY. Grounds, buildings and structures in trailer parks shall be maintained free of insect, vermin and rodent harborage and infestation. Extermination methods and other measures to control insects, vermin and rodents shall conform with the requirements of the Board of Health.
.2 INSECT CONTROL. Trailer parks shall be maintained free of accumulations of debris which may provide breeding places for flies, mosquitoes and other pests.

.3 RODENT CONTROL. Storage areas in trailer parks shall be so maintained as to prevent a rodent harborage. Lumber, pipe and other building material shall be stored at least one (1) foot above the ground.

.4 HAZARDOUS LOCATIONS. Where the potential for vermin infestation exists in trailer parks, all exterior openings in or beneath any structures shall be appropriately screened with wire mesh or other suitable materials. No storage shall be permitted under a trailer coach.

.5 WEED CONTROL. The growth of brush, weeds and grass shall be controlled in trailer parks to prevent the harborage of ticks, chiggers and other noxious insects. Trailer parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

7.0 SERVICE FACILITIES AND STORAGE.

.1 SERVICE FACILITIES. Each trailer park operated, or intended to be operated subject to this ordinance, shall be provided with the following:

(a) For emergency sanitary accommodations, each one hundred (100) trailer coach spaces or fractional part thereof, shall have one (1) flush toilet and one (1) lavatory for each sex. The service building containing such emergency sanitary facilities shall be accessible to all trailer coaches.

(b) A park management office.

(c) Community laundry facilities.

.2 STORAGE. Locations for storage of maintenance materials such as lumber, pipe and other building materials in trailer parks shall be screened from the view of the residents and the public.

8.0 OPERATION.
.1 GENERALLY. Each trailer park shall be constructed, operated and maintained, at the least, in accordance with the minimum requirements of the Trailer Coach Park Control Law of the state and the rules and regulations adopted by the State Department of Public Health pursuant thereto.

.2 CARETAKER. Each trailer park shall be in the charge of a responsible attendant or caretaker at all times, whose duty it shall be to maintain the park, its equipment and facilities in a clean, orderly and sanitary condition, and be answerable, with the licensee under this ordinance, for any violation of the provisions of this ordinance.

.3 REGISTRATION.

(a) Each trailer park shall be provided with a custodian's office where each trailer coach entering the trailer park shall be assigned to a lot location, given a copy of the trailer park rules, and registered according to the prescribed form. The registration shall include the name and address of each occupant of the trailer coach; the license number of all units; the state issuing such licenses; and a statement indicating the exact location at which the trailer coach was last parked, including the state, city, town or village where the parking occurred. The register shall be signed by an occupant of the trailer coach. Any person furnishing misinformation for the purposes of registration shall be deemed guilty of a misdemeanor and punishable under the general statutes for such an offense.

(b) The registration records required by Subsection (a) shall be neatly and securely maintained, and no registration records shall be destroyed until six (6) years have elapsed following the date of registration. The register shall be available at all times for inspection by law enforcement officers.

.4 NUISANCES. Each trailer park shall be maintained free of nuisances such as excessive heat, glare, vibration, smoke, toxic matter, radiation and fire or explosive hazard.

.5 PETS. No owner or person in charge of a dog or other pet animal, except cats, shall permit it to run at large or to commit any nuisance with the limits of any trailer park.

.6 REPORT DISEASES. Each owner, operator, attendant or other person operating a trailer park shall notify the sanitation officer or the county health officer immediately of any suspected communicable or contagious disease with the trailer park. In the case of disease diagnosed by a physician as quarantinable, the departure of a trailer coach or its occupants, or the removal
therefrom of clothing or other articles which have been exposed to infection, without approval of the sanitation officer is prohibited.

.7 MAINTENANCE. The management of each trailer park shall assume full responsibility for maintaining in good repair and condition all sanitary and safety appliances on the park, and shall promptly bring such action as is necessary to prosecute or eject from the park any person or persons who willfully or maliciously damage any appliance, or any person who fails to comply with the provisions of this ordinance.