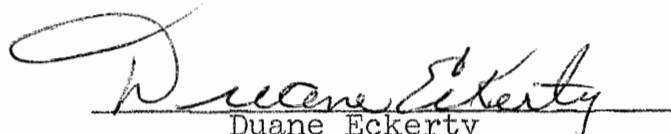


URBANA

An Ordinance Regulating Mobile Homes & Mobile Home Parks

Published in pamphlet form this 12th day of February, 1973.

  
Duane Eckerty  
City Clerk

AN ORDINANCE AMENDING SECTIONS 34.2, 34.3, 34.9, 34.12A, 34.13  
and 34.79 OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS

WHEREAS, the Urbana Plan Commission, after due notice and public hearing being held and upon due consideration, has forwarded to this Council Case #896, recommending that the Zoning Ordinance of the City of Urbana, Illinois, be amended as suggested therein.

BE IT THEREFORE ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS, that:

Section 1. (a) The following existing definitions of Section 34.2 are herewith and hereby repealed:

Mobile Home: A structure used for or designed to be used for a dwelling unit, being over thirty-two (32) feet long and having no foundation other than wheels, blocks, skids, jacks, horses, or skirtings. When a mobile home is attached to the ground by a permanent foundation, it shall be deemed to be a building.

Mobile Home Park: An area used for the parking of one (1) or more mobile homes for occupancy by a family or families as living quarters.

Trailer, Travel: A trailer less than eight (8) feet in width and thirty-two (32) feet or less in length, and used primarily as a temporary residence.

(b) In place of the above repealed definitions are herewith inserted the following definitions:

Mobile Home: A movable or portable unit, designed and constructed to be towed on its own chassis, comprised of frame and wheels, and designed to be connected to utilities for year-round occupancy and to provide for complete independent living facilities including provisions for cooking, sleeping, and sanitation. The term includes units containing parts that may be folded, collapsed, or telescoped when being towed and then be expanded to provide additional cubic capacity and units composed of two (2) or more separately towable components designed to be joined into one integral unit capable of being again separated into components, for repeated towing. Removal of wheels, towing devices, or any other alteration does not qualify a mobile home as a conventional single family dwelling unless such alterations enable the unit to meet the Federal Housing Authority's "Minimum Property Standards for One and Two Living Units," November 1966 Edition.

Mobile Home Park: A contiguous parcel of land planned and improved for the placement of five or more mobile homes.

Travel Trailer: A vehicle designed for recreational use and which does not come within the definition of a mobile home under the terms of this chapter.

Section 2. The following new terms are hereby added and defined as follows in Section 34.2:

Mobile Home Park Service Building: A permanent structure housing

laundry, recreation, office, sanitation or other community facilities as required in mobile home parks for use by mobile home park occupants.

Mobile Home Site: A parcel of land clearly delineated on the Mobile Home Park site plan intended for the placement of an individual mobile home and for the exclusive use of its occupants.

Mobile Home Stand: That part of an individual mobile home site which has been constructed for the placement of a mobile home.

Section 3. In Section 34.2 delete the term and definition thereof of "Trailer".

Section 4. In Section 34.2 add at the end of the definition of "Structure" the following words: "and excluding Mobile Homes as defined herein".

Section 5. In Section 34.3, COMPLIANCE WITH REGULATIONS, add a new subsection I as follows:

"I. To install a mobile home outside of a mobile home park."

Section 6. In Section 34.9 add the following immediately after the last word in subsection N: "N.N. Mobile Home in Mobile Home Park."

Section 7. In Section 34.12A, AREA REGULATIONS - INTENSITY OF USE - paragraph 2 thereof is hereby repealed.

Section 8. (a) In Section 34.9, the following language is hereby repealed:

"O. Any of the following uses provided, however, that no building or occupancy permit shall be issued until the location and extent of such use shall have been authorized by the City Council after a public hearing conducted by the Plan Commission in accordance with the provisions of this Ordinance or amendments hereto:

- 1. Home for the Aged or Nursing Home
- 2. Community and Governmental Building
- 3. Mobile Home Park"

(b) In place of the language repealed in subparagraph (a) above, the following language is enacted:

"O. Any of the following uses provided, however, that no building, occupancy, or Mobile Home Park permit shall be issued until the location and extent of such use shall have been authorized by the City Council after a public hearing conducted by the Plan Commission in accordance with the provisions of this chapter or amendments hereto. The Plan Commission may recommend denial and City Council may deny such use or as a condition to the granting of such use impose such additional requirements as are necessary for the public health, safety and welfare, and to carry out the purposes of this chapter, such as, but not limited to, 1) regulate the location, extent and intensity of such uses; 2) require the screening of such uses

by means of fences, walls, or vegetation; 3) stipulate required minimum lot sizes; 4) regulate vehicular access; 5) require conformance to health, safety and sanitation requirements as necessary; 6) increase the required yards:

1. Home for the Aged or Nursing Homes
2. Community and Governmental Building
3. Mobile Home Park, subject to the following provisions:

(A) Mobile Home Park Permits - Application Procedure

It shall be unlawful to construct, alter, or extend any mobile home park unless a valid permit has been issued by the Zoning Administrator in the name of such person for the specific construction, alteration, or extension proposed. The designation and approval by permit of an area as a "Mobile Home Park" shall be accomplished in accordance with the procedures indicated herein.

- a. Preliminary Conference: Prior to the preparation of a formal application, the applicant should meet with the planning staff of the Regional Planning Commission to discuss the proposed development, whereupon the staff shall inform the applicant of the City's policies which may affect the development, the specific requirements and procedures involved in submitting a petition to establish a Mobile Home Park. The applicant should then meet with the Plan Commission to discuss community policies. Information indicating the general extent and nature of the proposed development should be provided.
- b. Preliminary Development Plan Submission:
  - (1) Five copies of a preliminary development plan with supporting data shall be submitted through the planning staff to the Plan Commission. Of these copies, two shall be retained by the Planning staff, one given to the City Engineer, one to the City Clerk and one returned to the petitioner after the Commission's review.
  - (2) The preliminary development plan must include (in the form of drawings or written statements) all of the following information:
    - (a) Name, location or address, owner and designer of the proposed development; it shall thereafter be the responsibility of the owner and operator of the mobile home park to notify in writing the Plan Commission Secretary of any change in their name(s) and address(es).
    - (b) A legal description of the site proposed for development;
    - (c) Location of all property lines, existing streets, easements, utilities, and any other significant physical features;

- (d) Date, north arrow and graphic scale (not less than 1" = 100') on all drawings submitted;
- (e) Indication and location of existing conditions on the tract including:
  - 1. Contour lines at a minimum of five (5) foot intervals.
  - 2. Water courses and existing drainage facilities.
  - 3. Existing structures with an indication of those that will be removed and those that will be retained as a part of the development;
- (f) Indication of the area surrounding the tract with respect to land use, peculiar physical conditions, public facilities and existing zoning;
- (g) A site plan indicating among other things, the general location of the following:
  - 1. All buildings, structures, mobile home stands, and other improvements;
  - 2. Common open spaces;
  - 3. Off-street parking facilities and number of spaces to be provided;
  - 4. Sidewalks;
  - 5. Illuminated areas;
  - 6. Use of open space being provided;
  - 7. Indication as to which streets will be public and which streets will be private;
  - 8. All utilities including storm drainage, sanitary sewers and water service;
  - 9. Such other documents explaining unusual circumstances as the Plan Commission may require;
- (h) Quantitative data indicating the following:
  - 1. Total number of mobile homes;
  - 2. Approximate gross density;
  - 3. Total amount of open space area provided in the tract (percent of total);
  - 4. Such other calculations as the Plan Commission may require;
- (i) A development schedule indicating:
  - 1. The approximate date when construction of the project can be expected to begin;

- 2. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin;
  - 3. The approximate dates when the development of each of the stages in the development will be completed;
  - 4. The area and location of common open space that will be provided at each stage.
- c. Preliminary Development Plan Review: Upon receipt of the Mobile Home Park Application, the required material to be presented, and the payment of applicable fees, the Chairman of the Plan Commission shall set a public hearing date in accordance with the procedures for considering a conditional use. Within 30 days after the public hearing the Plan Commission shall recommend approval or disapproval, or, at the request of the applicant, continue discussion pertaining to the preliminary development plan. The City Plan Commission shall forward the preliminary plan and its recommendation to the City Council.
- d. Preliminary Plan Approval: Approval of the preliminary plan by the City Council shall constitute approval of the basic provisions and outline of the plan and approval of the representations and provisions of the applicant regarding the plan. Approval shall not be construed as an implied waiver of any matter. A waiver of any requirement shall be of no effect unless such waiver is by resolution of the City Council, duly passed and approved. Council approval shall be valid for twelve months. If the applicant does not file the final development plan in accordance with the procedure set out in paragraph E below, or receive a waiver or extension of such requirement by duly approved resolution from the City Council, the preliminary plan approval of the City Council shall lapse and thereafter be null and void.
- e. Final Development Plan Submission:
- (1) Within twelve (12) months following the approval of the preliminary development plan by the City Council the applicant shall file the final development plan in accordance with the procedures for filing zoning amendments. Five (5) copies of the final development plan shall be filed containing all information, plans and data as required herein. Such submission shall be accompanied by a second fee equal to that required for petitioning for amendment to this chapter.
  - (2) The final Mobile Home Park plan shall include but not be limited to the following:
    - (a) All of the material listed in Preliminary Development Plan Submission Section;
    - (b) An accurate legal description and property survey of the entire area included within the proposed Mobile Home Park;

- (c) Delineation of the location of all Mobile Home stands to be constructed;
  - (d) Pavement types, culverts, common open space, recreation facilities, sidewalks, illumination, landscaping and any other pertinent features of the Mobile Home Park development;
  - (e) Certificates, seals and signatures required for the dedication of land, recording the documents, and such other legal documents as may be required.
  - (f) Accurate tabulations on the use of the area including land area, number of mobile homes per acre, buildings and other community facilities, total common open space and total number of parking spaces provided.
  - (g) Any other plans or specifications which may be necessary for final engineering evaluation of drainage, street design, and other facilities by the City Engineer or Plan Commission.
- f. Final Development Plan Review: Upon receipt of the final Mobile Home Park Plan, the Plan Commission shall review the submitted documents and ascertain whether or not the final plan substantially conforms to the approved preliminary development plan, and to the regulations of this chapter. Upon review of the final development plan, the Plan Commission shall forward to the City Council along with the Plan Commission's recommendation, the final plan and any other necessary supporting information.
- g. Final Development Plan Approval: Upon approval by the City Council, the City Clerk, upon direction of the applicant, shall deliver for recording all dedications, covenants and such other documents as may be required by the City. After the City Clerk has received official written notice of the recording of the necessary documents he shall then notify the Zoning Administrator so that a permit may be issued. The Zoning Administrator shall then issue a Mobile Home Park permit for the approved plan. No construction shall begin upon such project until the provisions of this Section are met along with other applicable City codes and ordinances.
- h. Combined Preliminary and Final Development Plan Review: The applicant may submit a combined preliminary and final Mobile Home Park Plan for review by the City, in lieu of the procedure provided for in Section 34.9, Subsection O, 3. (A), b through g. Such submission shall include all of the material required for the Preliminary Development Plan Submission and the Final Development Plan Submission. Upon receipt of the combined Mobile Home Park application, the required material to be presented and the payment of applicable fees, the Chairman of the Plan Commission shall set a public hearing date in accordance with the procedures for considering a conditional use. The fee submitted shall be equal to that required for the separate review of the Preliminary and Final plans. Within 30 days after

the public hearing the Plan Commission shall recommend approval or disapproval, or at the request of the applicant, continue discussion pertaining to the preliminary and final Mobile Home Park Plan. The preliminary and final Mobile Home Park Plan, its recommendations, and any other necessary supporting information shall be forwarded to the City Council.

- i. Combined Preliminary and Final Development Plan Approval: The City Council shall consider the recommendation of the Plan Commission and may approve or disapprove the development plan. Approval shall not be construed as an implied waiver of any matter. A waiver of any requirement shall be of no effect unless such waiver is by resolution of the City Council, duly passed and approved. Upon approval by the City Council, the City Clerk, upon direction of the applicant, shall deliver for recording all dedications, covenants and such other documents as may be required by the City. After the City Clerk has received official written notice of the recording of all necessary documents he shall notify the Zoning Administrator, who shall then issue a Mobile Home Park permit for the approved plan. No construction shall begin upon such project until the provisions of this Section are met, along with other applicable City codes and ordinances.

(B) Development Standards

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 such 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 shall be designed to provide efficient and safe traffic circulation in the vicinity.
- (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 arrangement and maintenance of the mobile home park. No commercial mobile home sales shall be permitted in any mobile home park.

b. Size and Density of Mobile Home Park

No mobile home park shall contain an area of less than five (5) acres or a density of more than eight (8) mobile home sites for each gross acre of land, provided, however, that mobile home parks in existence on the effective date of this amendment which have a total area of less than five (5) acres or a total density of more than eight (8) mobile home sites for each gross acre of land may continue



to operate, except as otherwise provided herein. Existing mobile home parks may be altered to bring such parks into greater conformity with this article. However, no additions or alterations may be made to any existing mobile home park unless such additions or alterations are in conformity with this article and unless the total area of the mobile home park, with such additions or alterations, consists of at least three (3) acres.

c. Required Yards and Screening for Mobile Home Park Exterior Boundary

- (1) All mobile home stands shall maintain the following required yards from the centerlines of public streets:
  - (a) State or U.S. Highways - 105 feet but in no case less than 45 feet from the right-of-way line.
  - (b) Arterial (major) or collector streets - 85 feet but in no case less than 35 feet from the right-of-way line.
  - (c) Minor streets - 55 feet but in no case less than 25 feet from the right-of-way line.
- (2) There shall be minimum side and rear yards of fifteen (15) feet measured from the mobile home.
- (3) All mobile home park boundaries adjacent to existing residential development shall be provided with a six (6) foot high fence of sufficient density to limit the view of any mobile homes, accessory structures and other uses placed in the mobile home park. All other boundaries shall be provided with screen planting, which is estimated to reach a height of eight (8) feet after three (3) years and is estimated to have sufficient density to limit the view of any mobile homes accessory structures and other uses in the mobile home park. However, if residential development occurs at the boundary of the park within the 3 year time limit mentioned above, a fence six (6) feet high and of sufficient density to limit the view of any mobile homes, accessory structures and other uses in the mobile home park shall be placed by the mobile home park developer along the boundary where such residential development occurs. All fences or screen plantings shall be continually maintained to meet the requirements of this section. Under unusual circumstances, the Plan Commission may recommend that all or portions of these screening requirements be waived.

d. Required Recreation Space

Not less than ten (10) 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 areas may include park space, play lots, swimming pools, and community buildings (exclusive of laundry and administrative offices). Recreational areas may be de-centralized provided that no single parcel of outdoor recreation space contains less than 6,000 square feet or has a minimum average width of less than thirty (30) feet.

e. Mobile Home Site Requirements

- (1) The minimum distance between the mobile home and the minimum pavement width on the street serving said mobile home site shall be fifteen (15) feet. If parking is provided on the street adjacent to the mobile home, a minimum distance of ten (10) feet from the parking area shall be provided.
- (2) There shall be a rear yard provided for each mobile home of at least 10 feet. The rear yard is the yard farthest from the street.
- (3) The minimum distance between mobile homes shall be 20 feet, excluding hitches and steps. However, all mobile home sites rented or used in a mobile home park shall contain a contiguous area of at least 3,200 square feet.
- (4) Mobile home park operators shall maintain a copy of the current plot plan of the mobile home park indicating specific locations of all mobile home stands in the office of the Zoning Administrator.
- (5) A mobile home stand shall be provided for each mobile home site of sufficient size to accommodate the mobile home to be located thereon. Mobile home stands shall be a solid, continuous concrete slab 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. Provisions shall be made for the use of ground anchors designed to withstand a minimum load of 4,800 pounds each. Four ground anchor connections shall be provided for each mobile home of 51 feet or less in length and six ground anchor connections shall be provided for mobile homes exceeding 51 feet in length.
- (6) Each mobile home site shall be provided with an outdoor living space on the site to supplement the interior living space of the mobile home. Such outdoor living space must be paved monolithically or constructed of masonry or concrete movable units placed sufficiently close together to create a single usable surface adjacent to the mobile home. The area of the outdoor living space shall be a minimum of 160 square feet with a minimum dimension of eight (8) feet.
- (7) The space between the mobile home stand and the floor of the mobile home shall be enclosed with non-combustible skirting and the area thereby enclosed may be used for storage of non-flammable objects and materials.
- (8) A minimum of two hard-surfaced parking spaces shall be provided for each mobile home site. One of these parking spaces may be provided off the site provided such parking space is not located more than 200 feet from the mobile home site served, and is not located on public street right-of-way.

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 drives into mobile 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 site access driveway shall be permitted off an entrance drive for a distance of 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 300 feet.
- (5) Minimum pavement widths for private streets including curbs shall be as required herein; however, center paving for cul-de-sac turnarounds shall be in accordance with City policy.

Collector Streets	31 feet
Minor Streets	24 feet
Cul-de-sac Turnarounds	80 feet diameter

- (6) With respect to design and construction standards, the provisions of the Subdivision Ordinance shall apply to private streets except as otherwise provided herein.
- (7) Parking spaces shall not be located within the required private street pavement width. Parking on the sides of minor streets is permitted provided the required 24-foot of pavement remains unobstructed for travel.

g. Street Lighting

- (1) Street lights shall be designed to produce a minimum of 0.1 footcandle at every point within the street system. Potentially hazardous locations such as intersections, major pedestrian crossings, and portions of street abutting service buildings and recreation areas shall be illuminated with a minimum of 0.3 footcandle.
- (2) All gas or electric service to the street lighting system shall be located underground.

h. Pedestrian Walkways

- (1) Individual walks to each mobile home stand from paved streets or parking areas are required and shall be a minimum of two (2) feet in width. An individual walk-

way may be combined with a required on-site parking space provided the total paved width of such a walkway and parking space shall not be less than ten (10) feet.

- (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 interior areas removed from streets wherever possible.
- (3) Individual and common walks shall be paved monolithically or constructed of masonry or concrete movable units placed sufficiently close together to create a continuous 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 1/2) feet in width.
- (4) No walk shall be used as a drainage way. Sudden changes in alignment and gradient shall be avoided.

i. Utilities and Required Services

(1) Water Supply Distribution System

- (a) All mobile home sites shall be provided with a public water supply.
- (b) All applicable minimum requirements of the Illinois State Department of Public Health must be met.

(2) Sewage Systems

- (a) All mobile home sites shall be provided with a sewage collection system. Such system shall be connected to the Urbana-Champaign Sanitary District.
- (b) All applicable minimum requirements of the Illinois State Department of Public Health must be met.

(3) Storm Drainage System

- (a) Storm sewers should be designed to conform with the 1969 edition of the American Society of Civil Engineers' manual for the "Design and Construction of Sanitary and Storm Sewers" or such other design system that produces comparable sizing of sewers. The design frequency shall be a "5 year storm."
- (b) The construction of the storm sewers should conform to the 1967 "Standard Specifications for Water and Sewer Main Construction in Illinois," approved by the Illinois Society of Professional Engineers and the Associated General Contractors of Illinois.
- (c) The maximum length of flow on the surface is to be no more than 1,000 feet. However, the design criteria should allow no more than a 7 inch depth

of water on paved surfaces and no more than an 18 inch depth of water in sodded open swales. All storm runoff shall be carried in an underground drainage system after it has flowed the maximum length on the surface.

- (d) If the design flow is greater than could be handled by a closed smooth circular storm drain having a diameter no larger in inches than ten inches (10") plus one inch (1") for each acre in the trailer park area, the owner may be allowed to use an open ditch. This open drainage should be designed with no steeper than three horizontal to one vertical side slopes, and those side slopes should be sodded. The design of the channel should be such that it would not scour under design flow. Ditches with intermittent flow shall be designed so as not to pond water more than one day after flow has stopped.

(4) Solid Waste Disposal

- (a) All refuse shall be stored in water tight containers located on each mobile home site or within 150 feet thereof.
- (b) Refuse shall be collected regularly and transported to a disposal site in compliance with State Law. Incineration of any refuse or vegetation within a mobile home park is prohibited.
- (c) All 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 Urbana City Electrical Code, and the following regulations.
- (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 100 amperes of 120/240 volts. Additional secondary receptacles of not less than 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 16,000 watts per mobile home site. The minimum allowable demand factors which may be used in calculating load on feeders and service are as follows:

Number of Mobile Home Sites Services	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) When a master television antenna service is provided for the mobile home park, the distribution of such services to mobile home sites shall be underground.

## (7) Fire Protection

- (a) Mobile home parks shall be kept free of all litter, rubbish, or other accumulated flammable materials.
- (b) Approved fire hydrants shall be located throughout the mobile home park and shall be located not more than 500 feet from any mobile home. Each of two hydrants when operated simultaneously shall deliver a minimum of five hundred (500) gallons of water per minute at a pressure of 20 pounds per square inch for a period of four (4) hours.
- (c) Fire extinguishers shall be provided in accordance with the Illinois State Department of Public Health regulations.

## j. Service Buildings and Other Community Facilities

- (1) All mobile home parks shall provide the following community facilities:
  - (a) A management office
  - (b) Maintenance storage facilities
  - (c) Other facilities as may be required by State law.

## k. Conformity to Development Schedule

The applicant shall conform to the development schedule as required hereinabove. If no construction has begun or no approved use as a mobile home park established in the mobile home park within one (1) year from the approval of the final development plan by the City Council, the approval of the final development plan shall lapse and the Mobile Home Park Permit shall lapse and shall be void and no longer in effect. In its discretion and for good cause, the City Council may extend for one (1) additional year the period for the beginning of construction, the establishment of an approved use as a mobile home park, or completion of a stage of development as indicated in the development schedule. If extension is approved for completion of a stage of development, the City Council may give consideration to extending the time limit for completion of subsequent stages. If a Mobile Home Park development plan lapses under the provisions of this section, the Zoning Administrator shall notify the applicant at the address given on the plan submittal, of the lapsing of the Mobile Home Park Permit.

(C) Effectiveness of Prior Mobile Home Park Approvals

If construction of a mobile home park approved prior to the date of adoption of this amendment has not commenced prior to one (1) year from the date of adoption of this amendment, all future construction shall conform to the standards and requirements of this amendment, except that the density of the mobile home park and the location and widths of private streets within the mobile home park may be developed according to the previously approved development plan. If construction of a mobile home park approved prior to the date of adoption of this amendment is not completed within two (2) years of the date of adoption of this amendment, all future construction shall conform to all standards and requirements contained in this amendment, except that the density of the mobile home park, and the location and widths of private streets within the mobile home park, may be developed according to the previously approved development plan.

The mobile home park applicant shall submit information indicating compliance with all applicable standards for review by the City Engineer and the Zoning Administrator. If all the applicable regulations are met, the Zoning Administrator shall issue the Conditional Use Permit for the mobile home park. If all the regulations other than those excluded are not met, then the information shall be submitted to the Plan Commission for their review and recommendation on the adequacy of the development. The material submitted to the Plan Commission and the Plan Commission's recommendation shall be forwarded to the City Council for its review and final action.

(D) Compliance of Existing Mobile Homes and Existing Mobile Home Parks with Regulations

- a. Existing mobile home developments of less than five (5) mobile homes shall be discontinued within seven (7) years of the adoption of this amendment. In cases of hardship such developments may be permitted to continue for a specific period of time as provided for in Article XIV, Board of Appeals, Section 34.79G of this chapter.
- b. Existing mobile home parks shall comply with the density requirements of this article within twenty (20) years of the adoption of this amendment.

Section 9. (a) In Section 34.13, SUPPLEMENTARY REQUIREMENT FOR CONDITIONAL USES, all language following "F. Increase the required yards;" is hereby repealed.

(b) In place of the language repealed in Subsection (a) above is enacted the following:

Use of property, except in full conformity with the conditional use permit issued under Subsection O of Section 34.9 of this Article shall be a violation of the City Code; except that when a violation occurs because of a failure of the developer to meet a time or sequence schedule imposed as an additional requirement under such Section

(except in the case of Mobile Home Parks) no fine shall be imposed. Instead, a revocation hearing to act upon a total or partial revocation of the issued use permit may be held by the City Council after the developer shall have received written notice fifteen (15) days prior to the hearing. Extensions may be granted by the corporate authorities of the City.

Section 10. In Section 34.79 an additional subparagraph "G" is hereby enacted to read as follows:

To permit in cases of hardship an extension of not more than five (5) years to the time limit for a continuance of a mobile home development as set forth in Article IV-A, Section 34.9, 0.3. (D), Compliance of Existing Mobile Homes and Existing Mobile Home Parks with Regulations, Paragraph a.

Section 11. Any person who violates any of the provisions of this Ordinance shall be fined as provided in Section 1.6 of the Urbana City Code.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1 - 2 - 4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 5<sup>TH</sup> day of FEBRUARY, 1973.

PASSED by the City Council this 5<sup>TH</sup> day of FEBRUARY, 1973.

Duane Eckerty  
Duane Eckerty, City Clerk

APPROVED by the Mayor this 12<sup>TH</sup> day of FEBRUARY, 1973.

Charles M. Zippodt  
Charles M. Zippodt, Mayor

CERTIFICATE OF PUBLICATION

I, Duane Eckerty, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the Pamphlet Form on the 12 day of February, 1973, and a Certificate of Publication is attached hereto.

Duane Eckerty  
Duane Eckerty, City Clerk

