

ORDINANCE NO. 9091-81

AN AMENDMENT TO CHAPTER 5 OF THE CODE OF  
ORDINANCES, CITY OF URBANA, ILLINOIS  
(MOBILE HOME PARKS & MOBILE HOMES)

BE IT ORDAINED BY THE URBANA CITY COUNCIL, as follows:

Section 1. That Section 5-523 entitled "License Required to Establish, Maintain and Operate a Mobile Home Park" of Chapter 5 entitled "Buildings and Building Regulations" of the Code of Ordinances, City of Urbana, Illinois, is hereby amended to read as follows:

No person shall establish, maintain, conduct or operate a mobile home park after the effective date of the ordinance from which this article derived without first obtaining a license therefor from the city, except that mobile home parks as herein defined in existence on the effective date of the ordinance from which this article derived shall not be required to pay for their initial license until July 1, 1982. The mobile homes which are located within the park as well as all common areas of the park must comply with the exterior maintenance provisions of this article. Failure to comply with these exterior maintenance provisions shall be grounds for denial of the annual mobile home park license. The exteriors of the mobile homes and all common park areas shall be inspected annually.

Section 2. Each mobile home park licensed by the City of Urbana shall establish rules and regulations as authorized under an Act Concerning Mobile Home Parks and the Rights of Mobile Home Owners and Mobile Home Residents, (Chapter 80, Section 201, et. seq., Ill.Rev.Stat. 1989) approved September 14, 1979 and effective January 1, 1980 which said rules and regulations shall obligate the tenant expressly to those tenants duties set forth in the aforesaid statute and shall promulgate such rules and regulations in the manner specified and set forth in said statute.

**AMENDMENT TO MOBILE HOME STANDARDS**

Section 3. That Section 5-531 entitled "Mobile Homes Standards" of Chapter 5 entitled "Building and Building Regulations" of the Code of Ordinances, City of Urbana, Illinois, in its entirety is hereby repealed upon the effective date of this Ordinance. The repeal of such provision shall not abrogate or affect any act committed or done or any penalty or forfeiture incurred or any pending litigation or prosecution under such repealed provision. In place of the Section herein repealed, a new Section 5-531 is hereby enacted to read as follows:

Section 5-531. Mobile Home Standards.

(a) In order to obtain a certificate of occupancy a mobile home must meet the following requirements:

(1) License. The mobile home park in which the mobile home is placed must be licensed.

(2) Smoke Detector. Every mobile home must have at least one approved smoke detector in operating condition within 15 feet of every room used for sleeping purposes.

(3) Fire Extinguisher. Every mobile home, except owner occupied mobile homes, must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.

(4) Plumbing System.

a. The plumbing system must be safe, sanitary in condition and maintained in accordance with accepted engineering practices and codes.

b. The mobile home shall be connected to the mobile home park sewer system via a nonflexible airtight connection.

(5) Heating and air conditioning system. [The heating and air conditioning system] must be safe and installed in accordance with accepted engineering practices and codes. Fire places must be approved to U.L. mobile home standard 1482 and installed according to manufacturer's specifications.

(6) Electrical system.

a. [The electrical system] shall meet the provisions of the most recently adopted electrical code of the city applicable to existing mobile homes.

b. When plug fuses and fuseholders are used they shall be nontamperable Type S fuses sized as herein defined.

(7) Exterior of mobile home. Exterior walls and roofs 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 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 weathertight.

Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.

(8) Accessory structures. Accessory structures or storage sheds where allowed by the licensee shall be of proper construction, weather-tight, properly anchored and not less than eighteen (18) inches from a mobile home rear or side lot line. A permit is required to erect such a structure when it exceeds one hundred (100) square feet in area.

(9) Gas system. 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 the 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.

(10) Stairs and porches. Every stair, porch, deck and all appurtenances attached thereto 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.

(11) Skirting. Non-combustible skirting is required to be installed around the perimeter of mobile homes. The required skirting must be securely attached and maintained against deterioration.

(12) Storage. Storage of debris, junk, or construction materials, which are not associated with an activity which has been authorized by a valid building permit for that specific site shall be prohibited.

(13) Tie downs. All mobile homes must be securely anchored in accordance with the tie down requirements of the State of Illinois Department of Public Health.

(14) Interior of mobile home. Floors, walls (including windows and doors) ceilings and other interior surfaces shall be maintained in good, clean, sanitary and structurally sound condition.

(b) All manufactured/mobile homes proposed to be parked in a mobile home park must have been manufactured since June 15, 1976, and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with said act shall be verified by the presence of the

permanently attached H.U.D. seal/emblem on the home. No mobile homes manufactured prior to June 15, 1976, that are not officially certified as having been manufactured in full compliance with the National Manufactured Housing Construction and Safety Act of 1974 shall be permitted to be placed in a mobile home park.

Section 4. Inspection and Certificate of Occupancy.

The existing Section 5-526 which was entitled "Certificate of Occupancy Required for Mobile Homes" of Chapter 5 entitled "Buildings and Building Regulations" of the Code of Ordinances, City of Urbana, Illinois, is repealed upon the taking effect of this Ordinance and in its place a new Section 5-526 is enacted to read as follows:

A. After the effective date of this Ordinance, no mobile home may be placed in an Urbana Mobile Home Park and/or occupied unless such mobile home has been issued a Certificate of Occupancy by the City of Urbana and such Certificate of Occupancy has not been revoked.

B. A Certificate of Occupancy for a mobile home unit shall be issued to those mobile units which meet the standards set forth for mobile homes in Section 5-531 of the Urbana City Code. A Certificate of Occupancy, once issued shall be valid until revoked.

C. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Ordinance or of any rule or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Existing Structures Code Board of Appeals, provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within fourteen (14) days after the day the notice was served. Any violation notice served pursuant to this Ordinance shall automatically become an order if written petition for a hearing is not filed. The Board shall be obligated to call a public meeting within forty-five (45) days after receipt of a request for a hearing. There is a filing fee for an Appeal which is set forth in Section 14-7 of the Code of Ordinances.

D. If a Certificate of Occupancy is revoked, the holder of such Certificate shall have the right to appeal such revocation to the Existing Structures Code Board of Appeals.

E. After the effective date of this Ordinance, no mobile home shall be occupied after the occupancy which legally existed on the effective date of this Ordinance ceases or after the mobile home is sold until such mobile home has been inspected by the City of Urbana to determine if the mobile home complies with the standards set forth for mobile homes in Section 5-531.

F. The owner of each and every mobile home park now located in the City of Urbana shall promptly place on the front door of a mobile home where occupancy ceases as defined in this Ordinance, a notice to the effect that the mobile home can not again be reoccupied without first being inspected by the City of Urbana and found to be in compliance with the standards set forth for mobile homes in Section 5-531. The notice referred to in this Section shall be supplied without cost to the mobile home park owner by the City of Urbana.

Section 5. Section 5-521 entitled "Definitions" of Chapter 5 entitled "Buildings and Building Regulations" of the Code of Ordinances, City of Urbana, Illinois, is hereby amended to enact the following new definitions:

"Mobile Home Certificate of Occupancy" (sometimes referred to herein as simply "Certificate of Occupancy") - A permit, issued by the Building Official, authorizing the occupancy of the mobile home, as based upon compliance with applicable ordinance provisions together with any special conditions or stipulations.

"Ceases to Occupy" - The person or persons lawfully occupying the mobile home unit on the effective date of this Ordinance has vacated the mobile home unit. In the absence of an oral or written statement by such persons that they are terminating their occupancy, termination will be presumed if both water and electrical utilities to the mobile home are terminated and there is a continuous absence of any lawful occupancy of such mobile home for a period of six (6) months. Despite the termination of such water and electrical utilities and such continuous absence, it will not be presumed to be vacated if the owner of such mobile home has paid the rent due on the lot occupied by the mobile home.

"Sale" - The transfer of ownership, either presently or at a definite time in the future, upon compliance with an agreement to transfer ownership.

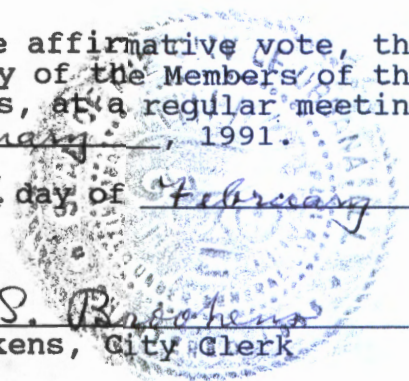
"Occupancy or Occupied" - The residing of an individual or individuals overnight in a mobile home or the installation, storage or use of equipment, merchandise or machinery.

The existing definition "Certificate of Occupancy" is amended to state "See Mobile Home Certificate of Occupancy".

This Ordinance shall be in full force and effect on the 1st day of April, 1991 and shall be published 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 City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 18th day of February, 1991.

PASSED by the City Council on this 18th day of February, 1991.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 21<sup>st</sup> day of February, 1991.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

**CERTIFICATE OF PUBLICATION**

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 28th day of February, 1991, and a Certificate of Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

