

6.2 MANUFACTURED HOME PARKS

MANUFACTURED HOME PARKS are permitted in the R-5, MANUFACTURED HOME PARK DISTRICT, subject to the following provisions and the provisions of the *Illinois Mobile Home Park Act* (210 ILCS 115/1 *et seq.*).

6.2.1 MANUFACTURED HOME PARK Permits

It shall be unlawful to CONSTRUCT, ALTER or expand any MANUFACTURED HOME PARK, unless a valid permit is issued by the Zoning Administrator for the specific CONSTRUCTION, ALTERATION or expansion proposed.

All applications for permits shall contain the following:

- A. Name and address of applicant.
- B. Location and legal description of the proposed MANUFACTURED HOME PARK.
- C. Plans and specifications of the proposed MANUFACTURED HOME PARK development including but not limited to the following:
 1. A map indicating the area and dimensions of the tract of land;
 2. The number, location and size of all MANUFACTURED HOME SITES;
 3. The location of all water, storm sewer and sanitary sewer lines, water supply, and refuse and sewage disposal facilities;
 4. All BUILDINGS existing or to be CONSTRUCTED within the MANUFACTURED HOME PARK;
 5. The location of internal lighting and electrical systems.

6.2.2 Development Standards

- A. General Provisions
 1. No MANUFACTURED 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 MANUFACTURED HOME PARK shall be located such that it is exposed to objectionable smoke, dust, noise, odors, vibrations or other adverse influences.

SECTION 6.2.2 DEVELOPMENT STANDARDS - CONTINUED

3. ACCESS to a MANUFACTURED HOME PARK shall be provided in such a manner to facilitate ACCESS by emergency vehicles, and should be designed to provide efficient and safe traffic circulation in the vicinity.
4. No part of any MANUFACTURED HOME PARK shall be used for non-residential purposes except ACCESSORY USES that are required to directly serve MANUFACTURED HOME PARK residents and for management and maintenance of the MANUFACTURED HOME PARK.

B. Size and Density of MANUFACTURED HOME PARK

No MANUFACTURED HOME PARK shall contain an area of less than five acres nor less than 40 MANUFACTURED HOME SITES provided, however, that MANUFACTURED HOME PARKS in existence on the effective date of this ordinance having a total area or number of MANUFACTURED HOME SITES less than herein above prescribed may continue to operate. Existing MANUFACTURED HOME PARKS may be altered to bring such parks into conformity with this ordinance. However, no additions or ALTERATIONS may be made to any existing MANUFACTURED HOME PARK unless such additions or ALTERATIONS are in conformity with this ordinance and unless the total area of the MANUFACTURED HOME PARK, with such additions or ALTERATIONS, consists of three acres or 24 MANUFACTURED HOME SITES and provided further that such additions or ALTERATION to any MANUFACTURED HOME PARK shall contain not more than eight MANUFACTURED HOME SITES for each gross acre of land.

C. Required setbacks and screening for MANUFACTURED HOME PARK exterior boundary:

1. All MANUFACTURED HOME STANDS shall maintain the following setbacks from MANUFACTURED HOME PARK boundaries facing public STREETS:
 - a. State or U.S. Highways or MAJOR STREETS – 45 feet.
 - b. COUNTY Highways or COLLECTOR STREETS – 35 feet
 - c. Township Road or MINOR STREETS – 25 feet
2. There shall be minimum SIDE and REAR YARDS of 15 feet.

SECTION 6.2.2 DEVELOPMENT STANDARDS - CONTINUED

3. All MANUFACTURED HOME PARKS shall be provided with visual screening such as fences or SCREEN PLANTING along all boundary lines abutting existing residential, commercial or industrial development. Such fences or SCREEN PLANTING shall be of sufficient height and density to adequately filter from view the MANUFACTURED HOMES, ACCESSORY STRUCTURES and other USES in the MANUFACTURED HOME PARK.

D. Required Recreation Space

Not less than eight percent of the gross site area of the MANUFACTURED HOME PARK shall be devoted to recreational facilities. Such facilities shall be centrally located on the site and readily accessible to all MANUFACTURED HOME occupants. Recreation areas may include park space, play lots, SWIMMING POOLS and community BUILDINGS (exclusive of laundry and administrative offices). Recreation areas may be de-centralized provided that no single parcel of outdoor recreation space contains less than 6,000 square feet nor has a minimum average width of less than thirty (30) feet.

E. MANUFACTURED HOME SITE Requirements

1. The limits of each MANUFACTURED HOME SITE shall be designated in accordance with the approved plan required by Section 6.2.1.C of this ordinance.
2. Every MANUFACTURED HOME shall maintain the following minimum SETBACKS from the boundaries of its MANUFACTURED HOME SITE:
 - a. The minimum distance between the MANUFACTURED HOME and the MANUFACTURED HOME SITE boundary adjacent to PRIVATE ACCESSWAYS or roads shall be 15 feet.
 - b. The minimum distance between the entrance side of the MANUFACTURED HOME and the MANUFACTURED HOME SITE boundary shall be 20 feet.
 - c. All other SETBACKS shall be a minimum of 10 feet.
3. In no case, however, shall a MANUFACTURED HOME SITE consist of an area of less than 3,200 square feet.

SECTION 6.2.2 DEVELOPMENT STANDARDS - CONTINUED

4. A MANUFACTURED HOME STAND or pad shall be provided on each MANUFACTURED HOME SITE of sufficient size to accommodate the MANUFACTURED HOME to be located thereon. MANUFACTURED HOME STANDS shall be concrete slabs, or runways, constructed so as to not shift or settle unevenly under the weight of a MANUFACTURED 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 MANUFACTURED HOME of less than 51 feet in length and six ground anchor connections shall be provided for MANUFACTURED HOMES exceeding 50 feet in length.
 5. Each MANUFACTURED HOME SITE shall be provided with an outdoor living space to supplement the interior living space of the MANUFACTURED HOME. This outdoor living space must be paved monolithically or constructed of masonry or concrete moveable units placed sufficiently close together to create a single usable surface. The area of the outdoor living space shall be a minimum of 160 square feet with a minimum dimension of eight feet.
 6. The space between the MANUFACTURED HOME STAND and the floor of the MANUFACTURED HOME shall be enclosed with non-combustible skirting. The area thereby enclosed may be used for storage of ordinary household objects and material.
 7. A minimum of two improved off-street PARKING SPACES shall be provided for each MANUFACTURED HOME SITE. One of these PARKING SPACES may be provided off the MANUFACTURED HOME SITE provided such PARKING SPACE is not located more than 200 feet from the MANUFACTURED HOME SITE served.
- F. STREET Requirements
1. All MANUFACTURED HOME PARKS shall be provided with adequate safe and convenient vehicular ACCESS from abutting public STREETS.
 2. Public STREET dedications within or abutting MANUFACTURED HOME PARKS shall be made in accordance with the subdivision regulations. No MANUFACTURED HOME SITE shall have direct ACCESS onto a dedicated public STREET.

SECTION 6.2.2 DEVELOPMENT STANDARDS - CONTINUED

3. Entrance drives into MANUFACTURED 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 MANUFACTURED 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 ACCESSWAY system serving MANUFACTURED HOME SITES shall provide convenient circulation by means of minor PRIVATE ACCESSWAYS and properly located COLLECTOR PRIVATE ACCESSWAYS. Cul-de-sac PRIVATE ACCESSWAYS shall be limited to a length of 300 feet.
5. Minimum pavement widths for PRIVATE ACCESSWAYS shall be as follows:

COLLECTOR STREETS	30 Feet
MINOR STREETS	24 Feet
Cul-de-sac STREETS	24 Feet
Cul-de-sac Turnarounds	80 Feet

All dimensions are exclusive of parking areas.

6. With respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, the provisions of the subdivision ordinance shall apply to PRIVATE ACCESSWAYS.
7. PARKING SPACES perpendicular to PRIVATE ACCESSWAYS shall not be located within the required pavement width. Parallel parking on one side of the MINOR STREET 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 throughout the STREET system. Potentially hazardous locations such as intersections, major pedestrian crossings, and portions of STREETS abutting service BUILDINGS and recreation areas shall be illuminated with a minimum of 0.3 footcandle.
2. All gas or electrical service to the STREET lighting system shall be located underground.

SECTION 6.2.2 DEVELOPMENT STANDARDS - CONTINUED

H. Pedestrian Walkways

1. Individual walks to each MANUFACTURED HOME STAND from paved STREETS or parking areas are required and shall be a minimum of two feet in width.
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 moveable units placed sufficiently close together to create a uniform surface. Individual walks shall not be less than two feet in width. Common walks shall not be less than three and one-half feet in width.
4. No walk shall be used as a drainage way. Sudden changes in alignment and gradient shall be avoided.

6.2.3 Utilities and Required Services

A. Water Supply and Distribution System

1. Where a public supply of water is reasonably available, connection shall be made thereto and its supply used exclusively.
2. Where a public supply of water is not reasonably available, a private water supply system shall be developed to furnish a minimum of 150 gallons per day per MANUFACTURED HOME at a minimum pressure of 20 pounds per square inch.
3. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

B. Sewage Systems

1. Where a public system of sewage collection and treatment is reasonably available, all sewage and water carried waste shall be disposed of into such public system.
2. Where public sewage treatment facilities are not reasonably available, a private treatment system shall be designed to collect and treat a minimum of 225 gallons per day per MANUFACTURED HOME SITE.

SECTION 6.2.3 UTILITIES AND REQUIRED SERVICES – CONTINUED

3. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

C. Solid Waste Disposal

1. All refuse shall be stored in water tight containers located on each MANUFACTURED HOME SITE or within 150 feet thereof.
2. Refuse shall be collected regularly and transported to a disposal site in compliance with State Law. Incineration of any refuse or vegetation within a MANUFACTURED HOME PARK is prohibited.
3. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

D. Electrical Distribution System

1. Electrical installations in MANUFACTURED HOME PARKS shall conform to the National Electric Code, latest edition.
2. The electrical distribution system in all MANUFACTURED HOME PARKS shall be underground.
3. MANUFACTURED HOME SITE feeder circuits shall be rated for a capacity of not less than 100 amperes of 120/240 volts. Additional secondary receptacles or not less than 50 amperes each may be provided at MANUFACTURED HOME SITES.
4. The total load for a MANUFACTURED HOME PARK shall be calculated on the basis of 16,000 watts per MANUFACTURED HOME SITE. The minimum allowable demand factors which may be used in the calculating load on feeders and service are as follows:

Number of MANUFACTURED <u>HOME SITES Serviced</u>	Demand Factor <u>(Percent)</u>
1	100
2	55
5	33
10	27
20	25
50	23
100 or more	22

SECTION 6.2.3 UTILITIES AND REQUIRED SERVICES – CONTINUED

- E. Telephone Services and Telephone Systems
 - 1. All telephone service to MANUFACTURED HOMES shall be underground.
 - 2. Distribution of master television antenna service to MANUFACTURED HOME SITES shall be underground.
- F. Fire Protection
 - 1. MANUFACTURED HOME PARKS shall be kept free of all litter, rubbish or other accumulated flammable materials.
 - 2. If the MANUFACTURED HOME PARK is served by a public water system, approved fire hydrants shall be located throughout the MANUFACTURED HOME PARK and shall be located not more than 500 feet from any MANUFACTURED HOME. The hydrants shall deliver a minimum of 75 gallons of water per minute at a pressure of 20 pounds per square inch at the highest elevation point of the MANUFACTURED HOME PARK.
 - 3. Fire extinguishers shall be provided in accordance with the Illinois State Department of Public Health requirements.

6.2.4 Service BUILDINGS and Other Community Facilities

All MANUFACTURED HOME PARKS shall provide the following community facilities:

- A. A Management Office
- B. Management Storage Facilities
- C. Other facilities as may be required by Section 158, *et seq.*, Chapter 111 1/2, *Illinois Revised Statutes*.

6.3 RESIDENTIAL PLANNED UNIT DEVELOPMENTS

6.3.1 Purpose and Intent

The general purpose of a RESIDENTIAL PLANNED UNIT DEVELOPMENT is as follows:

- A. To promote flexibility in design and permit the planned diversification in the location of STRUCTURES.