

ORDINANCE NO 398A

AN ORDINANCE PROVIDING FOR THE REGULATION OF MOBILE HOMES WITHIN THE CORPORATE LIMITS OF THE CITY OF SUMNER, ILLINOIS.

BE IT ORDAINED, by the City Council of the City of Sumner, Illinois

ARTICLE I.

SECTION 1-1. NAME. This Ordinance shall be known and cited as "City of Sumner Mobile Ordinance."

SECTION 1-2. PURPOSE. This Ordinance is adopted for the following purposes:

- (a) To promote and protect the public health, safety, morals, comfort, convenience and general welfare of the people.
- (b) To provide adequate light, air, privacy, and convenience of access to property.
- (c) To regulate the intensity of use of lots and to determine the area of open spaces around buildings and mobile homes that is necessary to provide adequate light and air and protect the public health.
- (d) To provide protection against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort and general welfare.

SECTION 1-3. EFFECT. The provisions of this Ordinance are cumulative and constitute limitations on all other laws and ordinances heretofore passed or on all other laws and ordinances which may be passed governing any subject matter covered by this Ordinance.

ARTICLE II

SECTION 2-1. GENERAL. For the purpose of this Ordinance

A. Certain words and terms are hereby defined as follows:

1. Garage. A detached accessory building or portion of a main building used for storage of motor vehicles where the capacity does not exceed three vehicles or not more than one per family housed in the principal building, whichever is greater.
2. Lot. A parcel of land occupied or intended for occupancy.
3. Lot of Record. A lot which is part of a subdivision the map of which has been recorded in the Office of the Recorder of Deeds or a parcel of land, the deed to which was recorded in the Office of the Recorder of Deeds prior to the date of the adoption of this Ordinance.
4. Lot Width. The distance between the side lot lines measured along the street lines.
5. Mobile Home. Any vehicle or similar portable structure mounted or designed for mounting on wheels used or intended for use for dwelling purposes, including structural additions, except parked and unoccupied camping type trailers. Any such vehicle or structure shall be deemed to

ba a mobile home whether or not the wheels have be removed therefrom, and whether or nct resting upon a temporary or permanent foundation.

6. Mobile Home Park. A tract of land planned in accordance with State, County, City laws, ordinances, rules, and regulations for the express purpose of accomodating two or more mobile homes an providing acceptable living enviroment for residents thereof on a long term occupancy basis.

### ARTICLE III

#### SECTION 3-1. PLACEMENT OF MOBILE HOMES

A. A mobile home shall not be located on a lot having an area of less than 3,200 square feet or a lot which already has a dwelling situated on it, unless the lot was of record on the effective date of this Ordinance, however, no mobile home shall be located less than 10 feet from any lot line, building or structure with the exception of a garage used as an accessory building for the principal residence situate on the same lot as said mobile home

B. The lot shall contain an area of 3 200 square feet in addition to a rear yard of not less than 20 feet for the principal dwelling on the lot on which the mobile home is to be located

C. Provisions shall be made for adequate parking space on the same lot available to and adequate to accomodate one vehicle for any dwelling situated on said lot.

D. All mobile homes shall be equipped with a bath and toilet fixtures and shall be connected directly to the City Water and Sewer System

E. The temporary parking of an unoccupied mobile home in an accessory private garage building or in the rear yard of the owner or the least conspicuous location of his lot is permitted providing that no living quarters shall be maintained nor any business conducted in such mobile home. A Temporary Mobile Home Permit will be required for a fee of \$25.00 dollars and will be valid for a period of 30 days. One - 30 day extension will be granted and the Temporay Mobile Home Permit fee may be applied to the permanant Mobile Home Permit.

F. It shall be unlawful within the limits of the City for any person to park any mobile home on any street, alley, or highway, or other public place for longer than 24 hours subject to any and future prohibitions, regulations, or ordinances, providing for the street, highway, or alley or public use

G. No mobile home shall be located on any lot within the corporate limits of the City of

Sumner, Lawrence County, Illinois, after the effective date of this Ordinance unless prior thereto the owner thereof notifies the City Clerk of the City of Sumner, Illinois, of the proposed location of said mobile home, the size of said mobile home and pays to the City Clerk for the use of the City of Sumner, Illinois, a fee in the sum of \$25.00.

H. ~~Prior to being connected to City Utilities~~ the following conditions must be met:

1. Stipulations of Article III must be met.
2. Proof of ownership
3. Electrical Inspection: Inspection of electrical wiring by a certified master electrician.
4. Inspection : Inspection by City Inspector as to general maintenance and upkeep. Cost for the inspection to be paid to City inspector.

#### ARTICLE IV

##### SECTION 4-1 APPLICATION OF THIS ORDINANCE TO PRE-EXISTING MOBILE HOMES:

A. Nothing in this Ordinance shall be construed to require the moving of any mobile homes situated on any lot within the City of Sumner, Lawrence County, Illinois, prior to the effective date of this Ordinance. All mobile homes situated on lots within the City of Sumner, Lawrence County, Illinois, shall be permitted to remain situated as on the effective date of this Ordinance provided however that if any of said mobile homes is removed or replaced and a mobile home placed on the same location, the said new mobile home shall be situated on said lot in accordance with this Ordinance.

#### ARTICLE V.

SECTION 5-1. ENFORCEMENT: It shall be the duty of the Chief of Police of the City of Sumner, Illinois, to enforce this Ordinance.

SECTION 5-2. VIOLATIONS AND PENALTIES: Any persons, firms or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and shall be fined not less than \$75.00 nor more than \$500.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

ARTICLE VI

SECTION 6-1. VALIDITY: Any section, clause or provision of this Ordinance declared by a court to be invalid shall not affect the validity of the Ordinance as a whole or in part, other than the part so declared to be invalid.

ARTICLE VII

SECTION 7-1 EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval and publication as provided by law.

Adopted by the City Council of the City of Sumner, Illinois, at a regular meeting on

10<sup>th</sup> day of February, 1998

Arthur A. Liberson

Mayor

ATTEST

William M. Hane

CITY CLERK