

REVISED 1989 ORDINANCE

MANUFACTURED HOME ORDINANCE

ARTICLE I

DEFENITIONS

- (A) “Manufactured Home” means a structured designed for permanent habitation and so constructed as to permit its transport on wheels, and temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a temporary or permanent habitation and designed to permit the occupancy thereof as a dwelling place for one or more persons, provided that any such structure has been immobilized as outlined in Item (B) this Article shall not be construed as a “manufactured home”.
- (B) “Immobilized Manufactured Home” means any structure described in Item (A) resting on a permanent foundation, with wheels, tongue and hitch permanently removed. The County establishes the following criteria to complete immobilization of a manufactured home; (as amended Fe. 4, 1974 to correct omission).
- (1) The foundation shall extend into the ground below the frost line so as to become a part of the real estate. Materials such as concrete, mortared concrete blocks or mortared brick extending into the ground below the frost line shall satisfy the requirements for a permanent foundation.
 - (2) As an alternate to Item (1) piers may be used, extending into the ground below to frost line and sufficient in number to properly support the manufactured home.
 - (3) To complete the immobilization, wheels must be removed in such a manner that they may not be easily replaced, by removing the lug bolts holding the wheels on the axle.
- (C) “Dependent Manufactured Home” means a manufactured which does not have toilet and both or shower facilities.
- (D) “Independent Manufactured Home” means a manufactured home which has self-contained toilet and bath or shower
- (E) “Permanent Habitation” means a period of two or more months.

- (F) “Temporary Habitation” means a period of less than two months.

ARTICLE II

PERMANENT OR TEMPORARY HABITATION

- (A) Each manufactured home or permanent habitation, i.e. two months or more, must be an independent manufactured home and immobilized as provided in Article I (B). It also must have a means of disposal of waste as provided hereinafter.
- (B) Each manufactured home, either dependent or independent for temporary habitation, i.e. less than two months, need not be immobilized as provided in Article I (B), but must have a means of disposal of wastes which creates neither a nuisance nor a menace to health. The relocation of less than one-eighth of a mile of a manufactured home for temporary habitation by the same occupant from its original location shall not be considered a new location for the purpose of determining the limitation of less than two months.

ARTICLE III

ANCHORAGE

The County Board recommends that anchors or tie-downs for each manufactured home for permanent habitation to be installed at the corners of each foundation or as deemed necessary for protection against high winds. It is suggested that each anchor be capable of withstanding a vertical tension force of at least 4,800 pounds, and must meet State 1980 tie-down act.

ARTICLE IV

WATER AND SEWER

- (A) Before a manufactured home can be occupied it must have an adequate supply of potable water of a safe and sanitary quality.
- (B) There must be no discharge of raw or partially treated sewage or waste onto the surface of the ground, nor shall there be any escape of odors from drainage systems.
- (C) Each manufactured home or immobilized home for permanent habitation, where a public system is not available, shall have a sewage system designed in accordance with good sanitation practice and shall meet the requirements of the Illinois Department of Public Health.

ARTICLE V

LOT SIZE AND AREA

- (A) No manufactured home immobilized for permanent habitation, except as provided in Item (C) of this Article shall be placed on an area containing less than 7,200 square feet, provided that if zoning regulations are subsequently adopted such area or lot size shall conform to the related minimum lot size prescribed for the zoning district in which the manufactured home is located.
- (B) No manufactured home for temporary habitation, except as provided in Item (C) of this Article, shall be placed on an area containing not less than 3,000 square feet.
- (C) No minimum lot size shall be required for a manufactured home to be used for 30 days or less, or maintained and used as a temporary or permanent residence by a farm owner, farm operator, tenant, farm hand or their immediate relatives.

ARTICLE VI

PERMITS

- (A) Hereafter no manufactured home shall be placed on any site in Jersey County without a permit first being obtained by the owner or owners of such site, except that a permit is not required for the following:
 - (1) A manufactured home for temporary use of 30 days or less.
 - (2) A manufactured home in incorporated areas where a permit is required for each manufactured home by the local municipality.
- (B) Application blanks for permits may be obtained from the County Board Office in the County Court House.
- (C) Each application for the location of a manufactured home shall provide the following:
 - (1) Name and address of applicant
 - (2) Type of manufactured home (i.e. independent or dependant)
 - (3) Size of manufactured home
 - (4) Is manufactured home to be used as a temporary or permanent dwelling

- (5) Location of site
 - (6) Size of site
 - (7) Description of foundation and tie-down
 - (8) Source of water supply
 - (9) Description of sewage disposal plan
 - (10) Variance from regulations, if desired
- (D) No manufactured home shall be placed on any site in Jersey County without complying with the terms of the Jersey County Building Ordinance of 1989. In the event of conflict between this Ordinance and the Jersey County Building Ordinance of 1989, the terms and conditions of the Jersey County Building Ordinance of 1989 shall control.

PASSED by the County Board of the County of Jersey, Illinois, this 12th day of September, 1989.

/s/ Linda J. Crotchett, Clerk

APPROVED by me this 12th day of September, 1989.

/s/ J. Richard Allen, Chairman

ATTESTED and FIELD in my office this 12th day of September, 1989.

/s/ Linda J. Crotchett, Clerk