

**CHAPTER 23**  
**MANUFACTURED HOME REGULATIONS**  
**(FORMERLY MOBILE HOME REGULATIONS)**

**ARTICLE I**  
**INDIVIDUAL MANUFACTURED HOMES**

**23.01 DEFINITIONS**

Unless a different meaning clearly appears from the context, the following terms shall have the meaning ascribed in this Section and as used in this Article of this Code:

(A) MANUFACTURED HOME means a structure, transportable in one or more sections and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. All manufactured homes shall comply with the Federal Manufactured Home Construction and Safety Standards established pursuant to the National Manufactured Home Construction and Safety Standards Act, 42 U.S.C. § 5403 and constructed after June 15, 1976. Each manufactured home unit shall contain a red metal label, permanently affixed to the rear of each towable unit and comply with the requirement of the Department of Housing and Urban Development (HUD), the State Department of Public Health and all other applicable agencies. This definition does not include recreational vehicles.

(B) PERMANENT HABITATION means a period of three (3) or more months.

(C) DEPENDENT MANUFACTURED HOME means a manufactured home which does not have toilet and bath or shower facilities.

(D) INDEPENDENT MANUFACTURED HOME means a manufactured home which has self-contained toilet and/or bath and shower facilities.

(E) IMMOBILIZED MANUFACTURED HOME means a manufactured home resting on a permanent foundation with wheels, towing tongue, and hitch permanently removed, and connected to local water, sewer and electrical systems, and the home secured in compliance with the Mobile Home Tiedown Act, Chapter 210; Sec. 120/1 et seq. of the Illinois Compiled Statutes. The Department of Public Health establishes the following criteria to complete immobilization of a manufactured home and is hereby adopted by reference by the City of Sesser, Illinois:

(1) The foundation shall extend into the ground below the frost line so as to attach and become a part of the real estate. Materials such as concrete, mortared concrete block or mortared brick extending into the ground below the frost line shall satisfy the requirement for a permanent foundation (See 210 ILCS Sec. 115/2.10 as amended).

(3) To complete the immobilization, wheels, tongue, and hitch must be permanently removed. Wheels must be removed in such a manner that they may not be easily replaced. Therefore, either the axle would have to be removed, or at least the lug bolts holding the wheels to the axle removed. The tongue and hitch must be removed by either removing the tongue and hitch from the frame or removing the bolts holding the tongue and hitch to the frame.

(F) SITE means the lot, tract, or parcel of land on which the manufactured ~~mobile~~ home is located as a dwelling unit.

(G) SPACE shall be synonymous with "Site".

(H) APPLICANT means any person making application for a Special Use Permit under the terms of this chapter.

(I) PERSON means an individual, group of individuals, association, trust, partnership, cooperation, person doing business under an assumed name, county, municipality, the State of Illinois or any political subdivision or department thereof or any other entity.

(J) SPECIAL USE PERMIT means a certificate issued by the City of Sesser to allow a person to set up and use as a dwelling place a manufactured home, outside a manufactured home park, as defined in this Chapter.

(K) OWNER means the person to whom the Special Use Permit is issued.

(L) AFFIDAVIT means an oath in writing, sworn before and attested by an individual who has the authority to administer an oath.

(M) REVOCAION means to declare invalid, a permit issued to the applicant by the City of Sesser, for an indefinite period of time.

(N) SUSPENSION means to temporarily declare invalid a permit issued to the applicant by the City of Sesser. Temporary period of time, with an expectation of resumption.

(O) TIEDOWN OR ANCHORING means a method of securing a manufactured home to its foundation in accordance to the specifications of the Illinois Mobile Home Tiedown Act 1990 (Revised) and the Mobile Home Tiedown Guide prepared by the Illinois Department of Public Health as amended.

(P) OFF STREET PARKING means an area on the owners' lot, tract, or parcel of land where automobiles and/or other vehicles may be parked without blocking traffic on any adjacent roadway, street, or alley.

(Q) MOBILE HOME means a structure built prior to June 15, 1976. Pre-owned Mobile Homes will not be allowed to be located within the City of Sesser.

(R) RECREATIONAL VEHICLES means vehicle used for purposes of recreation and amusement, including a portable vehicular structure without a permanent foundation that can be towed, hauled or driven and is primarily designed as a temporary living accommodation for recreational, camping and travel use. Recreational Vehicles include the following:

- (1) Travel trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation and vacation uses, permanently identified as a Travel Trailer by the manufacturer of the trailer and equipped for the road.
- (2) Pick-up coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
- (3) Motor-home: A self-powered, enclosed recreational vehicle dually used as both a vehicle and a temporary or full-time dwelling.
- (4) Camping trailer: A folding or collapsible structure, mounted on wheels and designed for travel, recreation and vacation use.

## **ARTICLE II GENERAL REQUIREMENTS**

### **23.02 LOCATION**

All manufactured homes located within the City of Sesser corporate limits shall conform to the specifications of this Chapter.

### **23.03 PHYSICAL DIMENSIONS**

No manufactured home shall be located in the City of Sesser which is less than fifty (50) feet in length and twelve (12) feet in width, not including towing tongue, expanded section, add-ons, porches, stairways, attached storage buildings, etc. Said manufactured home shall have no less than six hundred (600) square feet of usable interior space.

### **23.04 FOUNDATIONS**

(A) All manufactured homes to be located in City of Sesser shall be installed in accordance to specifications established and provided by the Illinois Department of Health and be classified as an immobilized manufactured home.

(B) All immobilized manufactured homes shall be placed on a pad constructed of a reinforced concrete pad not less than six (6") in thickness. In addition, all manufactured home pads shall be at a minimum the width by the length of the mobile home, or mobile homes may be placed on solid reinforced concrete piers or CMU piers on a solid reinforced concrete footing. Such piers and footings shall be of a size and kind approved by the Corporate Authorities and the Code Enforcement Official and shall be exactly as approved. Expandable units shall be provided with approved piers of their equivalent at each corner of the unit. All piers and footings for immobilized mobile homes shall comply with the definition of the same in Section 23.01.

### **23.05 SKIRTING**

All manufactured homes to be located in Sesser shall be fitted with suitable skirting or other covering around the base or foundation of the unit to visually hide the foundations, piers, or crawl space beneath the manufactured home. All such skirting or covering shall be of fire resistant material, and provide an access door or inspection hatch. Such skirting shall be in place within thirty (30) days of the placement of the manufactured home upon the site.

**23.06 USED, REBUILT, OR OTHER THAN NEW**

No manufactured home shall be located in Sesser that is more than ten (10) years old. Applicant shall produce documentary, photographic, or other evidence attesting to the age and condition of any other than new manufactured home to be located in Sesser. The ten (10) year age shall be from the date of application.

**23.07 CITY INSPECTION**

All manufactured homes, whether new, used, rebuilt, or modified in any way shall upon installation and set-up be inspected by the Code Enforcement Officer to confirm its compliance with this Chapter and Chapter 40.

**23.08 DEPENDENT MANUFACTURED HOMES**

- (A) No dependent manufactured home shall be located in Sesser to be used as a permanent or temporary residence or a dwelling place.
- (B) No dependent manufactured home shall be used as a storage building on any lot at any time.
- (C) No dependent manufactured home shall be used as a commercial or business structure or use.

**23.09 SITE**

All manufactured homes to be located in Sesser shall be on a well-drained site so that drainage will not constitute a hazard or nuisance to persons, property, or water supply in the vicinity of the site.

**23.10 LOT SIZE**

The minimum lot size for any manufactured home located in Sesser shall be no less than five thousand (5000) square feet, except that the lot may be no less than fifty (50) feet in width and no less than one hundred (100) feet in depth. No manufactured home shall be within fifteen (15) feet of any lot boundary line. Distance shall be measured from the overall width and length of the manufactured home as defined in this Chapter. Immobilized mobile homes shall have a lot that meets the requirements of the Zoning Code.

**23.11 OFF STREET PARKING**

Each manufactured home owner shall provide for an off-street parking area of no less than four hundred (400) square feet.

**23.12 TIEDOWN AND ANCHORING**

- (A) All manufactured homes located in Sesser shall meet the tiedown and anchoring requirements as specified in the Illinois Mobile Home Tiedown Act of 1990 (revised) and the Mobile Home Tiedown Guide prepared by the Illinois Department of Public Health as amended.
- (B) The structure pad shall be adequate support for the placement and tie-down of the immobilized manufactured home. The pad shall not heave, shift or settle unevenly under the weight of the structure due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure.

**23.13 WATER**

All manufactured homes to be located in Sesser shall be connected to the City water supply, and fitted with suitable water meter connections. For new meters, coordinate with the City of Sesser Sewer and Water Department.

**23.14 SEWER**

All manufactured homes to be located in Sesser shall be connected to the City sewer system. For new sewer systems, coordinate with the City of Sesser Sewer and Water Department.

**23.15 ELECTRICITY**

All manufactured homes to be located in Sesser shall be connected to an electric company providing service to the area.

**23.16 FUEL STORAGE**

All fuel storage tanks or cylinders shall be permanently installed and securely fastened in place and shall not be located: inside or beneath the immobilized manufactured home, or less than fifteen (15) feet from the immobilized manufactured home exit/entrance. Fuel storage shall be permitted in tanks or containers mounted on an incombustible frame at the rear of the immobilized manufactured or manufactured home in accordance with the Illinois Fire and Safety Regulations. Fuel containers shall not exceed three hundred (300) gallon capacity unless approved by the Mayor and City Council.

**23.17 NATURAL GAS OR BUTANE SYSTEM**

All natural gas or butane systems shall be installed according to the specifications the service provider. All gas piping installed below ground shall have a minimum earth cover of eighteen (18) inches. No gas mains or lines shall be installed under any immobilized manufactured home.

**23.18 SYSTEM SHUT-OFF VALVE**

A readily accessible and identified shut-off valve, controlling the flow of fuel to the central fuel piping system shall be installed near the point of connection to the main fuel system supply point.

**23.19 REPEALED**

**23.20 FUEL OIL DISTRIBUTION SYSTEMS**

Fuel oil piping installed below ground shall have a minimum earth covering of eighteen (18) inches and all fuel lines shall be provided with a stopcock at the outlet of the fuel container, and another stopcock just before the fuel line enters the immobilized manufactured home. No fuel oil lines shall be located or installed under any manufactured home.

**23.21 REPLACEMENT MANUFACTURED HOMES**

Any manufactured home to be located in Sesser as a replacement for an existing manufactured home shall conform to all specifications and requirements of this Chapter, including the procedure for application for a new Special Use Permit.

**23.22 MANUFACTURED HOMES**

(A) The City Council may issue a Special Use Permit, subsequent to the receipt of a Special Use Zoning Permit, to locate a manufactured home outside a manufactured home park. All manufactured homes located outside a manufactured home park shall comply with the requirements of this Chapter.

(B) No manufactured home shall be used as a storage building on any lot at any time.

**23.23 MANUFACTURED HOMES IMPROPERLY PLACED**

Any manufactured home improperly placed in the City of Sesser shall be subject to penalties and fines as may be determined by the City Council, and shall be removed at the owners' expense. Any legal fees incurred by the City, or other costs incurred as the result of an improperly placed mobile home shall be the responsibility of the owner.

**23.24 MANUFACTURED HOMES AS BUSINESS STRUCTURES**

No manufactured home shall be permitted to be used as a permanent office, or place of business, or any commercial enterprise. Temporary use may be permitted upon application of a Special Use Permit during construction of a new building, remodeling after an emergency event.

**23.25 IMMOBILIZED MOBILE HOME - REAL ESTATE TAX**

All immobilized manufactured homes located in Sesser and not in a manufactured or trailer park, with wheels, towing tongue or frame removed, and placed on a permanent foundation, shall be classified as Real Estate and taxed as such.

**23.26 MANUFACTURED HOME PERMIT**

A Manufactured Home Permit may be issued by the Code Enforcement Officer permitting a manufactured home as defined in this Chapter, to be located on any site as defined in this Chapter, provided it is connected to a city water, sewer, and electrical system as specified in this Chapter. An application for a Manufactured Home Permit shall file an application for such Permit with the Code Enforcement Officer.

**23.27 FEE**

A) A fee of sixty dollars (\$60.00) shall accompany the application to cover the cost of publication, postage, and legal fees involved in the issuance of said Manufactured Home Permit. The applicant, upon being issued a Manufactured Home Permit, shall within a period of not to exceed six (6) months from the date of issuance place a manufactured mobile home upon the site or the permit shall expire. A Manufactured Home Permit described in this Chapter may be transferred to another person only upon the written approval of the City Council, prior to transfer.

B) Inspections and occupancy permit procedures and fees as prescribed in Chapter 18-6-3(A) and (B) apply to Manufactured Homes.

C) Penalties as prescribed in Chapter 18-6-15a apply to Manufactured Homes.

D) Appeal and Review fees as prescribed in Chapter 18-6-15b apply to Manufactured Homes.

**23.28 TEMPORARY PLACEMENT FOR REPAIR**

Before a manufactured home can be moved upon any property temporarily for repair, property owner must apply to the Code Enforcement Officer for a permit to repair said manufactured mobile home. The permit must be approved by the City Council and shall be valid for a period of thirty (30) days after the date of approval by the City Council.

**23.29 INSPECTION**

Not less than thirty (30) and not more than sixty (60) days after a manufactured mobile home as described in this Chapter has been placed upon a lot in the City of Sesser, the Code Enforcement Officer shall conduct a proper inspection to verify that all the requirements of this Chapter have been complied with, and shall make a report to the City Council.

**23.30 COMPLIANCE REQUIRED**

All immobilized manufactured homes shall comply with the regulations of this Code as provided. Existing mobile homes shall have five (5) years to be in total conformance with the permanent foundation and skirting requirements.

**23.02.01 ILLINOIS MANUFACTURED HOUSING ACT AND CODE ADOPTED**

The Illinois Manufactured Housing and Mobile Home Safety Act (430 ILCS 115/) and the Illinois Modular Dwellings and Mobile Structures Code (77 Ill. Adm. Code 880) as passed, approved and amended by the Illinois General Assembly and hereby adopted by the City of Sesser.

**23.02.02 ILLINOIS MOBILE HOME TIEDOWN ACT AND CODE ADOPTED**

The Illinois Mobile Home Tiedown Act (210 ILCS 120/) and the Illinois Manufactured Home Installation Code (77 Ill. Adm. 870) as passed, approved and amended by the Illinois General Assembly and hereby adopted by the City of Sesser.

**23.02.03 REGULATION OF FACTORY BUILT STRUCTURES IN ILLINOIS ADOPTED**

The Regulation of Factory Built Structures in Illinois as published by the Illinois Department of Public Health is hereby adopted by the City of Sesser.

**23.02.04 MOBILE HOME PARK ACT AND CODE ADOPTED**

The Mobile Home Park Act (210 ILCS 115/) and the Manufactured Home Community Code (77 Ill. Adm. 860) as passed, approved and amended by the Illinois General Assembly and hereby adopted by the City of Sesser.

**23.02.04 ABANDONED MOBILE HOME ACT ADOPTED**

The Abandoned Mobile Home Act (210 ILCS 117/) as passed, approved and amended by the Illinois General Assembly and hereby adopted by the City of Sesser.

**23.02.05 NATIONAL SAFETY STANDARDS ADOPTED**

No immobilized manufactured home shall be located in the City of Sesser unless the unit has the National Manufactured Housing Construction and Safety Standards metal seal affixed thereto.

**23.31 RECREATIONAL VEHICLES**

No recreational vehicles shall be located in Sesser to be used as a permanent residence or a dwelling place.

**ARTICLE III  
EFFECTIVE DATE AND PUBLISHING OF CODE**

**23.32 EFFECTIVE DATE**

The provisions of this Chapter shall be effective beginning on the date of approval and adoption by the City Council.

**23.33 PUBLISHING OF CODE**

This code shall be published within ten (10) days of its enactment as provided by Section 1-2-4 of the Illinois Municipal Code and shall be effective ten (10) days after it is so published.