

**AN ORDINANCE RELATING TO INSTALLATION OF  
MANUFACTURED HOMES AND MOBILE HOMES  
O2008 ZN 003**

WHEREAS, the County Board of Christian County, Illinois, determines it is in the interest of the public health and safety to establish the following standards relating to installation of manufactured homes and mobile homes,

IT IS HEREBY ENACTED AND ORDAINED by the County Board of Christian County, Illinois, as follows:

**SECTION 1 - TITLE**

Mobile/Manufactured Home Installation Ordinance

**SECTION 2 - PURPOSE**

To promote and provide for the health, safety, and welfare of the consumer, general public, owners, and occupants of mobile/manufactured homes by creating minimum standards to ensure that all newly installed or replacement mobile/manufactured homes located/placed within Christian County, Illinois provide said persons with healthy and safe housing.

**SECTION 3 - DEFINITIONS**

Install - Placing, by any means, a unit anywhere within the unincorporated limits of Christian County, including the placing of a unit on the ground resting wholly upon a State of Illinois defined permanent foundation for residential occupancy or other general use.

Mobile/Manufactured Home - A transportable, movable, or portable unit constructed to be towed in one or more sections on its own chassis from the place of construction to the location or subsequent locations and designed to be used with or without a permanent foundation and connected to utilities for year-round occupancy. The term shall include: (1) units containing parts that may be folded, collapsed, or telescoped when being towed and that may be expanded to provide additional cubic capacity, and (2) units composed of two or more sections designed to be joined into one integral unit capable of again being separated for repeated towing. The term shall include units designed to be used for residential, commercial, educational, or industrial purposes, excluding, however, recreational vehicles. Such units manufactured after June 15, 1976 must be certified and labeled in accordance with the Federal Manufactured Home Construction and Safety Standard (42 U.S.C. §§ 5401-5426).

Permanent Foundation - "Permanent Foundation" shall have the same meaning as provided in the Illinois Manufactured Housing and Mobile Home Safety Act, 430 ILCS 115/2(i) and/or the Manufactured Home Quality Assurance Act, 430 ILCS 117/10 and/or any future State of Illinois accepted definition.

#### **SECTION 4 – APPLICATION AND EXCEPTIONS**

This Ordinance shall apply to all newly installed mobile/manufactured homes, as well as the replacement of existing mobile/manufactured homes, installed on individual lots in the unincorporated limits of Christian County, except as follows:

- A. Vehicular units designed as a temporary living quarters for recreational, camping, or travel use which are mounted or drawn by another vehicle.
- B. Recreational vehicles.

Mobile/manufactured homes existing within the unincorporated limits of Christian County prior to the adoption of this Ordinance may continue in use at the site they occupy on the effective date of this Ordinance, but may not be used on or at another site within the County unless they meet the requirements herein.

#### **SECTION 5 – PERMITS AND CERTIFICATION**

No mobile/manufactured home shall be installed, constructed, or otherwise be placed in the unincorporated limits of Christian County for the purpose of use or occupancy unless in accordance with the following:

- A. All mobile/manufactured homes shall be installed in accordance with the manufacturer's installation requirements on a State of Illinois accepted and/or approved permanent foundation with wheels, axles, and hitch removed.
- B. All mobile/manufactured homes shall be installed in compliance with all other applicable federal, state, or local statutes, ordinances, rules, and regulations.

#### **SECTION 6 – PERMITS AND CERTIFICATION**

A permit shall be required for all newly installed mobile/manufactured homes, as well as the replacement of existing mobile/manufactured homes, intended for use or occupancy and installed.

##### **A. Building Permits**

1. No mobile/manufactured home shall be installed, constructed, or otherwise be placed in the unincorporated limits of Christian County without a building permit.
2. Prior to installation or construction, an application for building permit, in the manner and form adopted by the County, shall first be submitted to the County Zoning Administrator.
3. Building permits issued pursuant to this Ordinance shall be valid for sixty (60) days following the issuance of such permit.

**B. Certificate of Compliance**

- 1. Within sixty (60) days of a building permit's issuance, the permittee(s) or his/her/their agent shall file with the County Zoning administrator a Certificate of Compliance in the manner and form designated by the County.

**SECTION 7 – PENALTIES AND REMEDIES**

- A. In the event a violation of this Ordinance occurs, in addition to such other remedies as may be available under existing law, the County may institute an action in equity to prevent, restrain, correct, abate, or enjoin use/occupancy of any new or replacement mobile/manufactured home.
- B. Any person, whether as principal or agent, who violates this Ordinance or abets its violation shall, upon conviction thereof, be sentenced to pay a fine of not more than Seven Hundred Fifty (\$750.00) Dollars for each calendar day during which a violation exists, together with costs of prosecution, and all costs, fees, or other expense or expenditure incurred by the County as a result of the violation. The County may also institute an action to enjoin the use and/or occupancy of any mobile/manufactured home which does not comply with this Ordinance. Each violation shall constitute a separate offense.

**SECTION 8 – SEVERABILITY**

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal, or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as the legislative intent of the County that this Ordinance would have been amended as if such unconstitutional, illegal, or invalid provision or provisions had not been included herein.

**SECTION 9 – EFFECTIVE DATE**

This Ordinance shall become effective upon its passage, approval, and publication as provided by law.

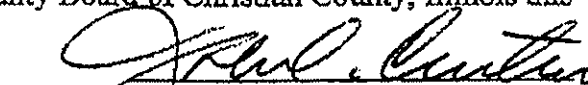
**SECTION 10 – REPEALER**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

APPROVED AND ADOPTED by the County Board of Christian County, Illinois this 18<sup>th</sup> day of March 2008.

ATTEST:

  
 Linda K. Curtin, Christian County Clerk

  
 John C. Curtin, Chairman  
 Christian County Board