

ORDINANCE NO. 3640

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LITCHFIELD, MONTGOMERY COUNTY, ILLINOIS

WHEREAS, the City Council of the City of Litchfield, Montgomery County, Illinois, believes that the Code of Ordinances of the City of Litchfield, relating to zoning and mobile homes, needs to be amended as it relates to certain specifications allowing mobile homes within the corporate City limits; and,

WHEREAS, the City Council of the City of Litchfield, Montgomery County, Illinois, believes that is necessary for the health, safety and welfare of the citizens of the City of Litchfield, to cause such Ordinance to be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITCHFIELD, MONTGOMERY COUNTY, ILLINOIS:

(No. 2831) Section 4-12; of Litchfield Zoning Ordinance

SECTION I: That the Zoning Ordinance of the City of Litchfield, Montgomery County, IL, shall be amended as follows:

- (A) The following requirements are supplementary to the standards in the Illinois Mobile Home Safety Act and the Rules and Regulations adopted by the Illinois Department of Public Health pursuant thereto. No mobile home shall hereafter be brought into this municipality unless said home conforms to construction/safety standards adopted by the Illinois Mobile Home Safety Act.
- (B) After the adoption of this section, individual mobile homes used for residential living quarters shall be located only in the MH Mobile Home Zoning Districts.
- (C) No mobile home shall be brought into or placed anywhere on individual lots within the Residential Districts R-S, S-1, and S-2
- (D) After the effective date of this section, existing mobile homes in Residential Districts R-S, S-1, and S-2 will be permitted if they are owner occupied. Owner occupied mobile homes cannot be upgraded or replaced at the end of the mobile homes life expectancy and must be removed when no longer livable. When the owner-occupied mobile home no longer exists, the property will be re-zoned the same as the district that surrounds it.
- (E) No mobile home or trailer shall be allowed to be placed in the City of Litchfield that is 5 years of age or older.
- (F) (1) All mobile homes shall have perimeter skirting as described below to enhance the appearance of the home and to prevent rodent harborage. Skirting shall be masonry block. Footings shall be below frost level of not less than 30 inches below grade, measuring a minimum of 8 inches thick and 16 inches wide, and have 2 strands of #5 reinforcement re-bar placed horizontally 4 inches below top of footing. Block shall be

placed on footings and shall continue to the underside of the dwelling. Masonry blocks shall have 5/8-inch diameter anchors doweled/epoxy and core filled every 4 feet and 2 feet from corners at a minimum of 8 inches in depth. Permanent perimeter skirting shall be equipped with an inspection door at least 24 inches wide by 24 inches high. Skirting shall be properly vented with a minimum of venting that shall be 1 square foot of ventilation for each 150 square feet of under floor area

(2) Mobile homes must be located on a stand extending the full length of the underside supports of the mobile home. The stand shall consist of 1 of the following: 6-inch-thick reinforced concrete runners; a 4-inch-thick reinforced concrete slab; or concrete piers constructed and located so as to facilitate placement and removal of the mobile home in relation to the abutting roadway. The piers shall be constructed of concrete in cylindrical shape not less than 16 inches in diameter and to a depth below frostline of not less than 30 inches below surface grade and shall be located at no greater than 8-foot intervals extending the full length of the underside supports of the mobile home. *The underside of the home must also be provided with 4" of rock and an approved vapor barrier.*

(3) Each mobile home shall have installed appropriate tie-down equipment, namely: frame tie downs 2 feet from each end and a maximum of 12 feet spacing on each side of the length of the home. *In accordance with the "Illinois Mobile Home Tiedown Act "*

(G) All mobile homes shall be connected to all available public utilities in accordance with all requirements for any residential structures in the city, shall be appropriately skirted, and shall conform to all requirements that are applicable to conventionally constructed dwelling units in the City of Litchfield.

(H) Mobile homes to be placed and occupied can only be allowed by approved license and occupancy permit.

(1) Every applicant for an original license shall submit to the City Clerk a written application for mobile home license. This application shall be accompanied by an inspection fee of \$100.

(2) The license application shall be referred to the Building Inspector for review and inspection according to the minimum requirements established by this subchapter and other applicable ordinances, statutes, and regulations. The Building Inspector will either approve or deny the application.

(3) Issuance of the mobile home license by the Building Inspector shall authorize the applicant to proceed with installation, placement, and location of the mobile home. Occupancy of the dwelling will not be permitted until the issuance of an occupancy permit.

(4) The holder of an original mobile home license must make application for an occupancy permit within 180 days. If no application for an occupancy permit is filed with the Building Inspector, the license shall be revoked. Any applicant denied an occupancy permit may reapply for an occupancy permit within 30 days of such denial by the

Building Inspector. If the applicant does not reapply for an occupancy permit within such 30 days, then the license issued shall be revoked.

(5) Any mobile home unoccupied for a period of one year shall be considered abandoned and must be removed. The property will then be subject to the zoning district in which it is located.

(I) Existing mobile homes in the (MH) District, but not in a mobile home park or court, may be replaced provided the replacement mobile home meets the U.S. Department of Housing and Urban Affairs standards.

SECTION II: That all other provisions not changed by this amended Ordinance shall remain in full force and effect.

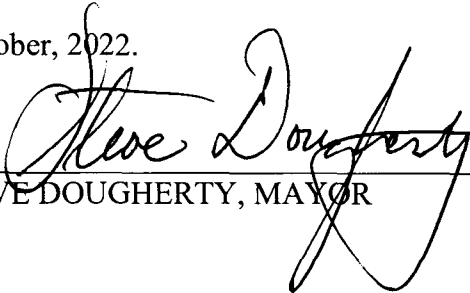
SECTION III: That all Ordinances or any portions of those Ordinances in conflict herewith are hereby repealed.

SECTION IV: That this Ordinance and amendments thereto shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND ADOPTED this 20th day of October, 2022 pursuant to roll call vote as follows:


	<u>Aye</u>	<u>Naye</u>	<u>Absent</u>
Marilyn J. Sisson	<u> X </u>	<u> </u>	<u> </u>
Dan Newkirk	<u> X </u>	<u> </u>	<u> </u>
Kassidy Paine	<u> X </u>	<u> </u>	<u> </u>
Ray D. Kellenberger	<u> X </u>	<u> </u>	<u> </u>
Dwayne Gerl	<u> X </u>	<u> </u>	<u> </u>
Dave Hollo	<u> X </u>	<u> </u>	<u> </u>
Timothy Wright	<u> X </u>	<u> </u>	<u> </u>
Woodrow Street	<u> X </u>	<u> </u>	<u> </u>

APPROVED THIS 20th day of October, 2022.



STEVE DOUGHERTY, MAYOR

ATTEST:



CITY CLERK

Filed in the office of the City Clerk and published in pamphlet form by authority of the Mayor and City Council of the City of Litchfield, Montgomery County, Illinois this ____ day of _____ 2022.