

ORDINANCE NO. 8066

AN ORDINANCE REGULATING MOBILE HOMES IN THE  
CITY OF GRANITE CITY, ILLINOIS

WHEREAS, the City of Granite City is a home rule unit pursuant to article 7, section 6, of the Illinois State Constitution of 1970; and

WHEREAS, the City of Granite City has zoned only two areas as R-6, said R-6 zoning classification permitting mobile home parks, in Granite City; and

WHEREAS, mobile homes depreciate much faster than real estate improved with modular homes or other traditional improvements to real estate; and

WHEREAS, clustering and concentrating mobile home locations tends to increase the intensity of land use, lower property values, increase the danger to neighborhoods from fire and storms, and in contrary to the goal of promoting lower density housing that appreciates in value.

NOW, THEREFORE; it is hereby ordained and decreed as follows:

1. Article 2, Section 2 of the Granite City Zoning Code, also known as Ordinance 3818, as amended, is hereby amended to **add** the following definitions:

Manufactured home Manufactured Homes are entirely factory built under federal building code administered by HUD. They may be single- or multi-section and are transported to the site and installed. They can be placed on a basement and include multi-wide and expandable manufactured homes. They have a steel undercarriage supporting the floor system and can have wheels or towing devices. Prior to 1976, manufactured homes were known as mobile homes.

Panelized Homes Panelized Homes are factory built homes in which panels (a whole wall with windows, doors, wiring, and outside siding) are transported to the building site and assembled. They are built to state, local, or regional codes where the home will be located.

Pre-Cut Homes Pre-Cut Homes are factory built homes in which building materials are factory cut to design specifications, transported to the building site, and assembled.

2. Article 2, Section 2 of the Granite City Zoning Code, also known as Ordinance 3818, as amended, is hereby amended to delete the current definitions for "Mobile home" and "Modular home" add **replace** same with the following definitions:

Mobile home Mobile homes are entirely factory built under federal building code administered by HUD. They may be single- or multi-section and are transported to the site and installed. They can be placed on a basement and include multi-wide and expandable manufactured homes. They have a steel undercarriage supporting the floor system and can have wheels or towing devices. After 1976, mobile homes have been known as manufactured homes.

Modular home A Modular Home is a residence built in two or more sections in a factory, then transported and assembled at the building site. They are built to state, local, or regional codes where the home will be located. They can be custom built. They do not have a steel undercarriage supporting the floor system and are incompatible with wheels or towing devices.

3. Article 7, Section 7-3(d) of the Granite City Zoning Code, is hereby **deleted** and repealed in its entirety, and **replaced** with the following section 7-3(d):

7-3(d) Mobile Homes

(1) Replacement of existing mobile home within a Mobile Home Residence District Any existing mobile home located in a mobile home park in the City of Granite City on June 1, 2008, may be replaced with another mobile

home, provided such replacement takes place within 21 days of the initiation of removal of the existing mobile home. The replacement mobile home shall be new, unused, and not previously occupied. Any replacement mobile home shall comply with all applicable city ordinance provisions and shall comply with the minimum set back requirements within the district in which the mobile home is located. Failure to comply with this section shall result in the parcel reverting to the highest zoning classification then in effect for any of the surrounding adjacent land.

(2) Intensification of extension of use. Use of the land shall not be intensified or extended by repair, restructure, or replacement of the existing mobile home to occupy an area of land greater than the existing mobile home. That is, the replacement mobile home shall not be of a greater square footage, or occupy a greater percentage of the lot, than occupied by the existing mobile home.

(3) Outside a Mobile Home Residence District Any mobile home not located in a Mobile Home Residence District is a nonconforming use. Beginning August 1, 2008, no mobile home in the City of Granite City which is located outside of a mobile home park may be replaced. Any discontinuance of use of the mobile home shall require its immediate removal. Discontinuance of use shall be defined by one or more of the following:

(a) Cessation of occupancy for 21 days or more.

(b) Disconnection of any utility service for 21 days or more.

(c) Commencement of removal, demolition, or condemnation proceedings pursuant to statute or ordinance.

(d) The removal of the existing mobile home.

4. Nothing in this Ordinance shall be deemed to waive the requirements of section 15.40, et. seq., of the Granite City Municipal Code.

5. Any provision of any ordinance contrary to this ordinance, is hereby repealed, including but not limited to the contrary portions of Ordinance number 7234, passed October 19, 1999; Ordinance 7616, passed July 2, 2002; and Ordinance 4648, passed April 22, 1992.

6. The zoning classification of R-6, established mobile home parks within the corporate limits of the City of Granite City, is hereby deemed abolished. Mobile home parks in existence as of August 1, 2008, shall be deemed grand-fathered and shall not be permitted to suffer any intensification of land use after August 1, 2008. The R-6 zoning classifications are hereby deemed to be zoned as R-5. The construction and use of modular homes as residence shall be permitted in said R-5 zoning classifications.

7. This Ordinance takes effect upon passage.

Passed July 1, 2008.

APPROVED:

ED Hagnauer  
Mayor Edward Hagnauer

ATTEST:

Judy Whitaker / P.P.  
City Clerk, Judy Whitaker