

CHAPTER 23

MANUFACTURED HOUSING CODE

ARTICLE I – GENERAL PROVISIONS

**23-1-1**        **DEFINITIONS.** The terms used in this Code shall have the following meanings:

**"AFFIDAVIT"** means an oath in writing, sworn before and attested by an individual who has authority to administer an oath.

**"APPLICANT"** means any person making application for a license or permit.

**"CORPORATE AUTHORITIES"** shall mean the Mayor and the Village Board of Trustees.

**"IMMOBILIZED MANUFACTURED HOME"**: As applied to a manufactured home, "immobilize" means to remove the wheels, tongue and hitch and to affix to a permanent foundation. The term implies that, once affixed to a permanent foundation, the destruction of said foundation would be necessary in order to move the dwelling to another location. **(210 ILCS 115/2.10)**

**"LICENSE"** means a license certificate issued by the Village allowing a person to operate and maintain a manufactured home park under the provisions of this Code and the rules and regulations issued hereunder.

**"LICENSEE"** means any person having a license or permit under this Chapter.

**"MANUFACTURED HOME"** means a structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location or subsequent location at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling place for **one (1)** or more persons. The term shall only include manufactured homes constructed after **June 30, 1976**, in accordance with the Federal **"National Manufactured Housing Construction and Safety Standards Act of 1974"**. Compliance with this standard is indicated by a 2-inch by 4-inch metal plate attached to the exterior taillight end of the manufactured home. The average width and/or length of the living area (excluding garages, carports, porches, or attachments) of a manufactured home shall not exceed a ratio of 3 to 1. As with all residences, a manufactured home shall have a minimum 4/12 pitch roof with residential style siding and roofing, **six (6) inch** minimum eave overhang, and shall have a minimum living area of not less than **nine hundred (900) square feet**. Provided that any such structure resting on a permanent foundation with wheels, tongue and hitch permanently removed shall not be construed as a **"manufactured home"** but shall be an **"immobilized manufactured home"**. A manufactured home should not be confused with a **"camping trailer"** or **"recreational vehicle"**. **(See 210 ILCS 115/2.10)**

**"MANUFACTURED HOME, DEPENDENT"** means a manufactured home which does not have a toilet and bath or shower facilities. **(See 210 ILCS 115/2.3)**

**"MANUFACTURED HOME, DOUBLE-WIDE"** consists of **two (2) mobile units** joined at the side into a single home but kept on their separate chassis for repeated transportation to a site.

**"MANUFACTURED HOME, INDEPENDENT"** means a manufactured home which has self-contained toilet and bath or shower facilities. **(See 210 ILCS 115/2.4)**

**"MANUFACTURED HOME LOT"** means a parcel of land for the placement of a manufactured home and the exclusive use of its occupants.

**"MANUFACTURED HOME PAD"** means that part of an individual manufactured home space or lot beneath the manufactured home, including the concrete portion of the pad.

**"MANUFACTURED HOME PARK"** means a tract of land or **two (2)** or more contiguous tracts of land upon which contain sites with the necessary utilities for **five (5)** or more independent manufactured homes for permanent habitation either free of charge or for revenue purposes, and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such manufactured home park. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a manufactured home park if they are maintained and operated jointly. Neither an immobilized manufactured home nor a motorized recreational vehicle shall be construed as being a part of a manufactured home park. **(See 210 ILCS 115/2.5)**

**"MANUFACTURED HOME SALES AREA"** means a parcel of land used for the display, sale, and repair of new or used manufactured homes.

**"MANUFACTURED HOME SPACE"** means a portion of a manufactured home park designed for the use or occupancy of **one (1) manufactured home**.

**"MANUFACTURED HOUSING UNIT"** includes all forms of housing units listed in this Section and as regulated in this Code.

**"MOBILE HOME"** means a structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location or subsequent location at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling place for **one (1)** or more persons. The term **"mobile home"** shall only include homes constructed prior to **June 30, 1976**, not in accordance with the Federal **"National Manufactured Housing Construction and Safety Standards Act of 1974"**.

**"MODULAR HOME"**: A modular home is a factory-fabricated single-family home built in **one (1)** or more sections. The average width and/or length of the living area (excluding garages, carports, porches, or attachments) of a modular home shall not exceed a ratio of 3 to 1. All modular homes shall be placed on a full perimeter foundation, extending below the frost depth. All wheels and towing devices shall be removed. As with all residences, a modular home shall have a minimum 4/12 pitch roof with residential style siding and roofing, **six (6) inch** minimum eave overhang, and shall have a minimum living area of not less than **nine hundred (900) square feet**. Modular homes shall have a yellow seal in the shape of the State of Illinois on the electrical panel box of the home or on the inside of the kitchen sink cabinet. Local officials may require additional items other than the minimum state requirements such as the National Manufactured Home Construction and Safety Standards (HUD Code) or the International Building Code (IBC). All structures shall be placed on a permanent foundation in order that they may be assessed as real estate.

**"OWNER" or "OPERATOR"** means the licensee.

**"PERMANENT FOUNDATION"**: A foundation which extends 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, poured wall or mortared brick extending into the ground below the frost line shall satisfy the requirement for a permanent foundation. In addition, piers may be used, extending into the ground below the frost line, and sufficient in number to properly support the structure, provided the support beams are affixed to the permanent perimeter foundation.

**"PERMANENT HABITATION"** means a period of **two (2) or more months**.

**"PERMIT"** means a certificate issued by the Building or Zoning Inspector, permitting the construction, alteration, or reduction in number of spaces of a manufactured home park under the provisions in this Code.

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

**"POLE BARN"** is a building which lacks a conventional foundation built from treated poles, typically at **eight (8) foot** intervals, anchored into the ground with cement and sometimes rock. Boards and metal are used for the sides and roof as well as screws to attach to the metal.

**"PORTABLE BUILDING"** is any prefabricated structure assembled off site and delivered to the site as a complete unit or a building purchased in kit form and assembled onsite, which can be moved without disassembly to another location.

**"REVOICATION"** means to declare invalid a permit or license issued to the applicant or licensee by this Village for an indefinite period of time.

**"SITE"** means the lot on which the manufactured home is located for permanent habitation. **(See 210 ILCS 115/2.7)**

**"SPACE"** shall be synonymous with **"Manufactured Home Space"**.

**"STRUCTURE"** means anything constructed or erected with a fixed location on the ground. This includes buildings, mobile homes, manufactured homes, modular homes, portable buildings, pole barns, garages, carports and sheds.

**"SUSPENSION"** means to declare invalid a permit or license issued to the applicant or licensee by this Village for a temporary period of time with an expectation of resumption.

**23-1-2 STATE REQUIREMENTS ADOPTED BY REFERENCE.** The Illinois Manufactured Home Park Act and the Manufactured Home Tiedown Act (77 Ill. Adm. Code 870) of the Illinois Compiled Statutes, Chapter 210, Section 115/1 et seq., as passed, approved and amended by the Illinois General Assembly are hereby adopted by the Village. The applicable provisions as they pertain to manufactured homes and immobilized manufactured homes shall be controlling within the corporate limits of the Village.

**23-1-3 MANUFACTURED HOUSING ACT ADOPTED.** The Illinois Manufactured Housing and Manufactured Home Act, as passed and approved by the Illinois General Assembly is hereby adopted by the Village, the applicable provisions as they pertain to manufactured homes and immobilized manufactured homes shall be controlling within the Village. **(See 430 ILCS 115/1 et seq.)**

**23-1-4 ILLINOIS DEPARTMENT OF PUBLIC HEALTH ADOPTED AND REGULATIONS.** The Manufactured Home Community Code as approved by the Illinois Department of Public Health (1998) is hereby adopted by the Village. The applicable provisions as they pertain to the Manufactured Home community shall be controlling within the corporate limits.

**23-1-5**        **NATIONAL SAFETY STANDARDS.** No manufactured home or immobilized manufactured home shall be located in the Village unless the unit has the **National Manufactured Housing Construction and Safety Standards** metal seal affixed thereto.

**23-1-6**        **SKIRTING.** Skirting shall be used to conceal all underpinning, plumbing, and support piers whether on a permanent foundation or otherwise. All skirting shall be installed on all manufactured housing units within **sixty (60) days** of the placement of the unit.

**23-1-7**        **FIRE EXTINGUISHERS.** All manufactured housing units located in the Village shall be equipped with a fire extinguishing apparatus capable of extinguishing all types of fires. Such extinguishers shall be of sufficient size so that they will reasonably protect the manufactured housing units. All fire extinguishers shall be approved by the Fire Chief or his designated representative prior to installation of the manufactured home. **(See 425 ILCS 60/1-60/4)**

**23-1-8**        **INSPECTION.** All Manufactured Housing units located in the Village shall be subject to reasonable inspection by an official or officials designated by the Village Board.

**23-1-9**        **OFF-STREET PARKING.** Every owner of a manufactured housing unit shall provide for an off-street parking area of **four hundred (400) square feet.**

**23-1-10**       **PROHIBITED RESIDENTIAL USES.**  
(A)        **Dependent Manufactured Home.** It shall be unlawful to locate a dependent manufactured home in the Village unless placed in a state-licensed travel trailer park.  
(B)        **Independent Travel Trailer.** It shall be unlawful to reside in an independent travel trailer in the Municipality unless it is located in a state-licensed travel trailer park.  
(C)        **Manufactured Home.** It shall be unlawful to locate a mobile home or a manufactured home in a state-licensed travel trailer park without written permission of the Village Board or the Zoning Board.

**23-1-11**       **CARBON MONOXIDE ALARM DETECTORS.** Each unit shall be equipped with a carbon monoxide alarm detector as prescribed by state statute. **(See 430 ILCS 135/1 et seq.)**

**23-1-12**       **SMOKE AND FIRE DETECTORS.** Each unit shall be equipped with smoke and fire detectors as prescribed by state statute.

**ARTICLE II - IMMOBILIZED MANUFACTURED HOMES**

**23-2-1**        **IMMOBILIZED MANUFACTURED HOMES.** All immobilized manufactured homes located in the Village shall be classified as real estate; therefore, it is mandatory for all persons owning, operating, renting, or leasing an existing manufactured home outside a manufactured home park to remove or cause to have removed the wheels or any other transportation device from the manufactured home. The owner or lessor shall permanently fix it to the ground in a manner that conforms to the definition of an immobilized manufactured home in **Section 23-1-1**. All existing manufactured homes, when replaced, shall comply with the immobilization provisions of this Code.

**23-2-2**        **LOT SIZE.** The minimum lot size for the location of an immobilized manufactured home unit shall be **eight thousand (8,000) square feet**. All units shall be located in the Village according to the requirements and restrictions of this Code. They shall not exceed **forty percent (40%) coverage** of the lot or the requirements of the Zoning Code.

**23-2-3**        **CONCRETE PADS.** All immobilized manufactured homes shall conform to the specifications for these units as provided in the definition in **Section 23-1-1**.

**23-2-4**        **LIMIT OF UNITS.** There shall be **only one (1)** immobilized manufactured home per lot in the Village.

**23-2-5**        **PERMANENT SINGLE-FAMILY DWELLING.** A manufactured or modular home, permanently placed, shall be considered a single-family dwelling and shall conform to all the requirements of any single-family dwelling as required by the ordinances of the Village, and State and Federal laws, and shall be the principal building located on the lot, tract or parcel of land.

**23-2-6**        **BUILDING PERMIT REQUIRED.** No structure, manufactured home, or modular home shall be constructed, moved or placed upon any lot, tract or parcel of land until a building permit has been obtained therefor as provided in this Chapter. In the absence of provision to the contrary, all fees and charges for permit shall be paid once approval of Village Board of Trustees has been obtained and said permit has been approved. The fee for a permit to place a manufactured home upon a lot shall be **Seventy-Five Dollars (\$75.00)** and shall be made payable to the Village Clerk. **(Ord. No. 20-06; 03-12-20)**

**23-2-7**        **REQUIREMENTS FOR ISSUANCE OF A PRELIMINARY PERMIT.**

(A)            A request for an application for a preliminary permit to locate a mobile home, manufactured home, modular home be accompanied by a drawing of the lot, showing the lot size, and planned location of the structure, with a photo of the mobile home, manufactured home, or modular home.

(B)            Upon the filing of the application for a preliminary building permit which complies with the requirements as set forth in Section 8 and any other Ordinances, and upon approval by the Village Board of Trustees, a preliminary building permit shall be issued to the applicant.

**23-2-8**        **BASIC RULES.**

(A)            **Site.** The mobile, manufactured or modular home ("home") shall be equipped with individual utilities, resting upon a concrete slab of a total surface area not less than the dimensions of the home, and the home shall be secured to such concrete slab in compliance with the Illinois Mobile

Home Tie Down Act (**210 ILCS 120/1-7**). The wheels, tongue, and hitch on a mobile home must be permanently removed. The axles may be removed.

(B) **Minimum Standards.** No person shall occupy for the purpose of living within a home which does not comply with the following requirements. Permanent connection to utilities will not be approved until the Codes Officer issues a Certificate of Occupancy.

- (1) **Interior.** Every floor, wall, ceiling, roof, doors and windows shall be reasonably weather-tight, water-tight, and vermin proof. Doors and windows shall be operable.
- (2) **Exterior.** Every exterior wall shall be free of rust, loose or rotting boards or siding, and any other condition which might admit vermin, rain or dampness to the interior portions of the walls.
- (3) **Kitchen and Bathroom.** Every home shall contain a kitchen sink and bathroom properly connected with hot and cold-water lines and properly connected to a water and sewer system.
- (4) **Heating.** Every home shall have a heating facility which is properly installed, safe and in good working condition. Unvented heaters are prohibited.
- (5) **Electric System.** Every home shall be supplied with an operable electric system that meets applicable codes and industry standards. Electric wiring and fixtures shall be properly installed and maintained in safe working condition.
- (6) **Water Heater.** Every home shall have an operable water heater which is properly installed and connected with the hot water lines and capable of heating water at a temperature of not less than **one hundred twenty degrees Fahrenheit (120°F)**.
- (7) **Egress.** Every home shall have a safe, unobstructed means of egress leading to a safe and open space. If there is only **one (1) door**, it must have at least **one (1)** operable window large enough to allow egress if necessary.
- (8) **Smoke Detectors and Carbon Monoxide Detectors.** Every home shall be in compliance with the Illinois statutes concerning smoke detectors and carbon monoxide detectors.
- (9) **Nuisances Prohibited.** The grounds occupied by the property shall be free of garbage, indoor furniture, appliances, bed frames, inoperable bicycles, inoperable golf carts and/or other motorized transport vehicles not displaying valid and current Illinois license plates, golf carts and/or motorized transport requiring a permit from the Village but not registered with a current permit, and/or any item(s) which violate the Village Nuisance Code and/or other Village Ordinances and/or State of Illinois laws.

**(Ord. No. 20-06; 03-12-20)**

**23-2-9 TIME LIMIT FOR FINAL PERMIT.** The applicant shall have **ninety (90) days** after Village Board of Trustees approval of the preliminary permit to comply with the requirements of this Code and other Village Ordinances for the issuance of a final permit.

**23-2-10 EXISTING MANUFACTURED AND MODULAR HOMES.** The permit requirements contained in this Chapter shall not apply to any manufactured or modular home in existence on the effective date of this Code; provided, however, that such nonconformance shall continue to exist only during the life of such existing manufactured home or modular home. All such homes regardless of whether such home(s) is/are in existence before or after the effective date of this Chapter shall comply with all other portions of this Chapter including but not limited to **Section 23-2-8** relating to Basic Rules. Nothing in this Section shall be construed to permit or authorize any existing

manufactured homes or modular homes to be maintained in violation of any housing or fire protection codes or statutes now existing or hereafter enacted by the Village, State or Federal government.

(A) All existing manufactured or modular homes shall be exempt from compliance with **Sections 23-2-6** through **23-2-7** of this Chapter so long as they remain in their existing locations. If such manufactured or modular homes are removed from their existing locations, replacement units may be so installed only if in compliance with this Chapter, State statutes and Federal regulations.

(B) All such replacement manufactured, or modular homes must be converted into immobilized manufactured homes, and all requirements or such immobilization, including requirements as to changes to the foundation, as to removal of wheels, tongue and hitch must be fully complied with. Permits shall be required for all replacement manufactured or modular homes and all requirements shall be the same as for any other manufactured or modular homes newly brought into the Village.

**23-2-11 STORAGE OF MANUFACTURED OR MODULAR HOMES.** No person shall store any manufactured or modular home on any property within the Village without first obtaining a building permit as provided in this Chapter.

**23-2-12 DEPENDENT HOMES, PORTABLE BUILDINGS, POLE BARN, GARAGES, CARPORTS AND SHEDS.** Dependent campers, travel trailers or other like vehicles used principally for recreational purposes shall not be used as a permanent habitation. Neither shall any portable building, pole barn, garage, carport or shed be used as a permanent habitation.

**23-2-13 APPEAL PROCEDURE.**

(A) Any applicant aggrieved by the decision of the Zoning Administrator to issue a permit shall have the right to appeal the Zoning Administrator's decision to the Village Board of Trustees. Such appeal shall be requested by submitting a written request to the Village Clerk within **five (5) days** of the action of the Zoning Administrator which is appealed.

(B) The Village Board of Trustees shall consider the appeal at its next regularly scheduled meeting; at which time the applicant shall be entitled to present his/her appeal orally or in writing. The Village Board of Trustees shall act on the appeal within **seven (7) days** of the hearing and shall either uphold the action of the Zoning Administrator or shall direct the issuance of a permit which the Zoning Administrator has denied.

**23-2-14 VIOLATION—PENALTY AND ENFORCEMENT.**

(A) Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or resist the enforcement of any of the provisions of this Chapter shall be subject to a fine as provided in **Section 1-1-20**.

(B) Each day a violation continues shall be deemed and constitute an additional separate violation of this Chapter.

(C) The proper authorities of the Village, in addition to any other remedies provided herein may institute any appropriate actions or proceedings including but not limited to an injunction or temporary restraining order in any court having jurisdiction to prevent the violation of this Chapter or refusal to comply with this Chapter. Any person found to be in violation hereof, shall be responsible for and pay all costs and expenses, including legal fees incurred by the Village in enforcing the provisions of this Chapter.

**ARTICLE III - MANUFACTURED HOME PARKS**

**DIVISION I - ADMINISTRATION REQUIREMENTS**

**23-3-1**        **COMPLIANCE WITH STATUTES, APPLICABILITY OF ARTICLE.** Every manufactured home park hereafter established in the Village shall, at a minimum, conform to the requirements of:

- (A)            **This Code.**
- (B)            Zoning Code, if any.
- (C)            See **Sections 23-1-2** and **23-1-4.**

In case of conflict between any provisions of the above, the more stringent requirement shall prevail.

**23-3-2**        **PERMITTING AND PLANNING A PARK.** Any person seeking to establish, operate, alter, or expand a manufactured home park shall obtain a permit to construct or a license to operate a manufactured home park.

**"Construct or operate a manufactured home park"**, as used in this Code shall include, but not necessarily be limited to supplying or maintaining common water, sewer, or other utility supplies or services, or the collection of rents directly or indirectly from **two (2)** or more independent manufactured homes. **(All plans shall be submitted to the Village Board or Plan Commission for approval prior to the granting of a permit.)**

**23-3-3**        **LOCAL GOVERNMENT REQUIREMENTS.** A permit does not relieve the applicant from complying with this Code or other ordinances applicable thereto. **(See Zoning Code – Chapter 40)**

**23-3-4**        **PERMITS.** The Plan Commission or the Village Board shall review each application and plan documents submitted. When the application and plan documents are found to be in compliance with the **"Manufactured Home Community Code"**, as approved by the **Illinois Department of Public Health**, the Village Board or its designee may issue the proper permit to construct or alter a manufactured home park to the applicant. Permits shall be valid for **one (1) year from date of issue.**

**23-3-5**        **INSPECTION OF MANUFACTURED HOME PARK.** Upon completion of the proposed construction of a manufactured home park or the proposed alteration of a manufactured home park, the applicant shall notify the Village or the designated official in order that an inspection of the complete facilities can be made.

**23-3-6**        **VIOLATION PROCEEDINGS.** Any license granted hereunder shall be subject to revocation or suspension by the Mayor. However, the Mayor or his representative shall first serve or cause to be served upon the licensee a written notice in which shall be specified the way or ways in which such licensee has failed to comply with the statutes, or any rules or regulations promulgated by the Village pertaining thereto. The notice shall require the licensee to remove or abate such nuisance, unsanitary or objectionable condition, specified in such notice within **five (5) days** or within a longer period of time as may be allowed by the Village Board. If the licensee fails to comply with the terms and conditions of the notice within the time specified or such extended period of time, the Mayor or his representative may revoke or suspend such license.



**23-3-7**      **INITIAL PERMIT REQUIRED.** Each manufactured home that locates on a lot in a manufactured home park shall secure an initial Building or Zoning Permit from the Village. All future locations on the same lot shall be exempt from the fee. **(See Zoning Code)**

**23-3-8 - 23-3-9**      **RESERVED.**

**DIVISION II - DESIGN AND CONSTRUCTION REQUIREMENTS**

**23-3-10**      **PLAN DOCUMENT.** In order to obtain a permit to construct or an original license to operate a manufactured home park, the applicant shall file with the Village a written application and plan documents and such plan documents shall be prepared by a registered engineer or architect licensed to practice in the State of Illinois, with registration seal affixed. **Two (2) copies** of the plan document shall accompany the application filed with the Village Clerk to obtain a permit to construct or alter a manufactured home park or an original license to operate a manufactured home park, not previously licensed by the Department. These plans shall include, but not be limited to the design and construction criteria set forth herein. **[If there is a Zoning Administrator then the plans should be filed with that office.]**

**23-3-11**      **APPLICATION.**

(A) Every applicant shall file with the Village Clerk a written application and plan documents for the proposed construction or alteration of a manufactured home park.

(B) The application shall be completed by the applicant and the engineer or architect and shall include:

- (1) The full name and address of the applicant or applicants, or names and addresses of the partners if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation, and the present or last occupation of the applicant at the time of the filing of the application. If the applicant is a corporation, a copy of the certificate of incorporation must be filed with the application.
- (2) The proposed method of lighting the structures and land upon which the manufactured home park is to be located.
- (3) The plot plans of the manufactured home park, building plans and specifications for existing buildings and facilities, and the plans and specifications for new buildings and facilities or the proposed alterations in existing facilities.
- (4) An affidavit of the applicant as to the truth of the matters contained in the application shall be attached.
- (5) Each application shall be accompanied by an application fee of **Three Hundred Dollars (\$300.00)** for a permit to construct, or an application fee of **One Hundred Fifty Dollars (\$150.00)** for a permit to alter to increase the size of the park.

**23-3-12**      **LOCATION.**

(A) Sites selected for manufactured home development shall be well-drained and free from topographical or geological hinderances and from other conditions unfavorable to a proper residential environment. The manufactured home development shall not be located near swamps, wetlands, marshes, or other breeding places of insects, rats, mice or other rodents. When a good, natural drainage is not available, storm water drainage shall be provided, and such drainage shall not endanger any water supply or surface watercourse.

(B) The Village Board may authorize a site survey to ascertain that the proposed location complies with the above requirements. **(See Flood Plain and Zoning Codes, if any.)**

**23-3-13 ROADWAYS AND PARKING.**

(A) All streets and driveways in every park shall be constructed in compliance with the Subdivision Code in **Chapter 34.**

(B) All streets in parks constructed shall have a minimum right-of-way of **fifty (50) feet** and a minimum road width of **thirty-two (32) feet** for the purpose of this Code and shall be considered private streets to be maintained by the park owner or operator.

If a manufactured home park has more than **fifty (50) units**, a wider street may be required by the corporate authorities.

(C) Sidewalks and walkways shall be constructed abutting a street in a manufactured home park and shall be a minimum of **four (4) feet** in width; provided, however, there shall be no minimum width requirement for sidewalks for each individual lot. No portion of a manufactured home shall block, in any way, the pedestrian traffic on the walkways.

**23-3-14 - 23-3-16 RESERVED.**

**DIVISION III - GENERALLY**

**23-3-17 LOT SIZE.** The minimum lot size for a manufactured home pad shall be **eight thousand (8,000) square feet**, with a minimum frontage of **sixty (60) feet**.

**23-3-18 MISCELLANEOUS RESTRICTIONS.**

(A) No manufactured home unit parked in a manufactured home park shall be immobilized.

(B) Not more than **one (1) manufactured home unit** shall be parked in **one (1)** space.

(C) No travel-trailer shall be permitted in any manufactured home park, unless a special area has been approved for that purpose by the Village Board or the Zoning Board.

**23-3-19 - 23-3-20 RESERVED.**

**DIVISION IV - FEES**

**23-3-21 LICENSE FEE.** The annual license fee per manufactured home park shall be **Fifty Dollars (\$50.00)** and shall be due and payable **on or before May 1<sup>st</sup> of each year**. The Village Clerk shall notify the owner or operator of the annual fee at least **thirty (30) days** prior to **May 1<sup>st</sup>**.