

ORDINANCE #: 03012022-01

AN ORDINANCE REPEALING EXISTING ORDINANCES AND RECREATING AN ORDINANCE ESTABLISHING REQUIREMENTS FOR MANUFACTURED HOMES

The Village Board of the Village of Curtiss do ordain as follows:

SECTION 1: REPEAL OF EXISTING ORDINANCES

All previous ordinances heretofore adopted by the Village of Curtiss pertaining to the location of manufactured/mobile homes within the corporate limits of the Village of Curtiss are hereby repealed.

SECTION 2: DEFINITIONS

1. "Manufactured home" means any of the following:
 - A. A structure, transportable in one or more sections, that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425. A self-propelled vehicle is not considered to be a Manufactured home.
 - B. A "Mobile home" which means the following: a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

SECTION 3: LOCATION & MANUFACTURED HOME REQUIREMENTS

1. APPLICATION. Anyone desiring to locate a manufactured home within the corporate limits of the Village of Curtiss shall first make application to the Village Clerk on a form provided by the Clerk (Manufactured Home Permit). A Building Permit shall also be submitted according to the requirements of the building permit ordinance. The application shall be in writing, signed by the applicant and shall contain the following:
 - A. The proposed approximate location of the manufactured home.
 - B. The type of manufactured home.
 - C. The size of the manufactured home.
 - D. The date of original construction of the manufactured home.

E. Pictures of all sides of the manufactured home which clearly show the condition of the manufactured home.

2. LOCATION REQUIREMENTS. The Village Board shall consider the proposed location of the manufactured home based on the following criteria:

A. Desirability of locating a manufactured home in a residential area, as opposed to location in the manufactured home community.

B. The feasibility of connection without the expenditure of Village funds for sewer and water connections.

C. The accessibility to fire protection.

D. The nature of the construction of the manufactured home and whether or not the proposed location of the manufactured home will be compatible with the existing improvements.

The Village Board in making its determination shall give primary preference to the location in the manufactured home community, but satisfactory location, based on the foregoing criteria, shall not be excluded in any circumstances.

3. MANUFACTURED HOME REQUIREMENTS. The Village Board shall consider the manufactured home based on the following criteria:

A. Age of manufactured home. The age of the manufactured home shall be no more than 10 years old measured from the date of original construction. Exceptions may be made to the age requirement if the manufactured home is in very good condition.

B. Overall condition of the manufactured home. The manufactured home shall be in good condition with no areas of disrepair and shall not degrade the value of the surrounding property or present any other public concern.

SECTION 4: INSTALLATION REQUIREMENTS

1. FOUNDATION REQUIREMENTS. The building permit shall require that the manufactured home be placed upon a fully constructed basement or a concrete slab upon its permanent foundation the entire length of the manufactured home. Manufactured home communities have an exception to this requirement. Requirements for manufactured home communities are listed in the manufactured home community ordinance.

2. WATER & SEWER REQUIREMENTS. No manufactured home shall be located within the Village limits of the Village of Curtiss unless it be connected to the sanitary sewer system and the public waterworks system.

3. UNDERPINNING/SKIRTING REQUIREMENTS. All manufactured homes must have underpinning or skirting along the entire perimeter of the home that is comprised of masonry, treated wood, plastic, or other material all of which must be visually compatible

the home and its surroundings. The underpinning or skirting must be in place within 60 days of the manufactured home placement.

SECTION 5: ENFORCEMENT

In the event a manufactured home is located within the Village limits without the approval of the Village Board (following application to the Village Clerk), the Village Board shall have the authority to institute a circuit court action to remove the home and the costs of such action shall be borne by the manufactured home owner or person responsible for locating the manufactured home without a permit.

SECTION 6: PENALTIES

In addition to the costs of removal of a manufactured home located without a permit from the Village Board, the person so locating the home shall be guilty of a violation of this ordinance and shall be subject to not less than \$50.00 a day nor more than \$100.00 a day of the location without a permit constitute a separate violation. The action may be enforced in circuit court upon the issuance of the proper citation.

SECTION 7: REPEAL OF CONFLICTING ORDINANCES

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

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

SIGNED:

Betty Rettig, Village President

ATTEST:

Carol Devine, Village Clerk

Adopted: _____

Published: _____