

MANUFACTURED HOME COMMUNITIES

1. INTENT

A. The intent of this ordinance is to establish and enforce reasonable manufactured home community standards and regulations to protect and promote the public health, morals and welfare of the Village of Curtiss residents. This ordinance is not intended to hinder or replace the applicability of any other law, statute, or ordinance applicable to manufactured home communities.

2. DEFINITION

A. **MANUFACTURED HOME.** Manufactured home means any of the following:

1. 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.

2. 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.

B. **MANUFACTURED HOME COMMUNITY** means any plot or plots of ground upon which 3 or more manufactured homes, occupied for dwelling or sleeping purposes, are located, regardless of whether a charge is made for the accommodation.

3. INSPECTION AND ENFORCEMENT

A. **INSPECTIONS.** No manufactured home community license shall be issued until upon notification by the Village Clerk, the Planning & Development, Fire, DPW, and Police Departments or their authorized agents have inspected each application and the premises on which manufactured home community will be located to ensure compliance with the regulations, ordinances and laws applicable thereto. No license shall be renewed without notification by the Village Clerk and the opportunity provided for a re-inspection of the manufactured home community by each department. For the purposes of making inspections and securing enforcement, such officials or their authorized agents shall have

the right and are hereby empowered to enter on any premises on which a manufactured home community is located, or about to be located, and to inspect the same and all accommodations connected thereon with at any reasonable time. All manufactured home communities shall be open to inspection at all reasonable hours by the County Health and Human Services Department, Village Public Works Director, Police and Fire Chiefs, or their authorized agents.

B. **MOVING MANUFACTURED HOMES.** Each manufactured home community licensee and/or its managing agent shall apply for and receive a Building Permit and Manufactured Home Permit before a manufactured home is moved into the community. The purpose of this notice is to permit the applicable inspector(s) to make inspections to determine that newly placed manufactured homes have been placed in compliance with this ordinance and to permit proper fair market value assessment of the newly placed manufactured home. Per the requirements of building permit ordinance, a building permit is also needed before a manufactured home is moved out of or within the community.

4. GENERAL REQUIREMENTS

A. **DRAINAGE.** Every manufactured home community shall be located on a well-drained area, and the premises shall be properly graded to prevent the accumulation of storm or other waters.

B. **FOUNDATION.** Every manufactured home community shall be designed with a permanent concrete foundation slab at least 8ft wide by 40ft long for each trailer location. Every trailer shall be placed to fully utilize the concrete foundation slab to its best potential. In the event the concrete slab is not as large as the trailer being placed, the remaining area which will be located under the manufactured home, plus at least an additional 1ft in all directions, shall be a permanent gravel or better foundation slab to give all areas of the home proper support. All areas of the foundation slab located within the boundaries of the underpinning or skirting shall be covered with a polyvinyl covering.

C. **MANUFACTURED HOME ADDITIONS AND ACCESSORY STRUCTURES.** Additions, attachments, utility sheds and garages are allowed if permitted by the manufactured home community owner or designated community manager and comply with the requirements of the Village of Curtiss Ordinances including but not limited to required building permits.

D. **AGE AND CONDITION.**

1. **Age of manufactured homes.** The age of the manufactured homes shall be no more than 10 years old measured from the date of original construction. An exception by the Village board or its designee may be made to the age requirement if the manufactured home is in very good condition.

2. **Overall condition of the manufactured homes.** The manufactured homes 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.

- E. ACCESS TO WATER. An adequate supply of water, furnished through a pipe distribution system connected with the public water main.
- F. FIRE HYDRANTS. Fire hydrants in manufactured home communities shall be maintained in proper working order as determined by the Public Works Director or designated authorized agent at the owner's expense, and no manufactured home shall be installed unless a hydrant is available within one thousand (1,000) feet.
- G. SEWAGE. Public sewage facilities' connection and use is required.
- H. GARBAGE DISPOSAL. Proper and reasonably convenient garbage storage and removal is required
- I. DUTIES OF OWNER/MANAGER. It is hereby made the duty of the owner, attendant or person in charge together with the licensee to:
1. Maintain the manufactured home community in a clean, orderly and sanitary condition at all times.
 2. Ensure that the provisions of this ordinance are complied with and enforce and report promptly to the proper authorities any violations of law which may come to their attention.
- J. APPLICATION OF PLUMBING, ELECTRICAL AND BUILDING ORDINANCES. All plumbing, electrical, building, and other work done on or at any manufactured home community shall be in accordance with the ordinances of the Village of Curtiss, the requirements of the state board of health, and all other applicable laws, statutes, and ordinances. Licenses issued under this ordinance grant no right to erect or repair any building or structure, or allow any plumbing or electrical work.
- K. UNDERPINNING/SKIRTING. 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 with the home and its surroundings. The underpinning or skirting must be in place within 60 days of the manufactured home placement.
- L. PORCHES, DECKS, STAIRS AND ENTRANCES. All porches, decks, stairs and entrances to a manufactured home must comply with applicable building codes and other imposed restrictions implemented/applicable in the Village of Curtiss. This includes entrance drive culverts from the main roadway where necessary.
- M. STORAGE. Storage of manufactured homes in the Village of Curtiss is prohibited, except for manufactured home dealers holding a valid dealer's permit, and except for units allowed under this or other Village ordinances. Units that are considered abandoned (not occupied for one or more years) are prohibited.

5. PENALTIES FOR VIOLATION.

A. Except as otherwise provided in this ordinance, any person violating any provision of this ordinance shall be liable for a forfeiture of not less than fifty dollars (\$50.00) nor more than two hundred (\$200.00) per offense plus the actual costs of prosecution, including attorney fees. Each day of violation shall constitute a separate offense.

6. SEVERABILITY.

A. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

7. EFFECTIVE DATE.

A. 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: _____