

## CHAPTER 14

### MOBILE HOMES AND MOBILE HOME PARKS

ART. I	In General 14-1-1 – 14-1-5
ART. II	Mobile Home Parks 14-2-1
ART. III	Camps or Campgrounds 14-3-1 – 14-3-4

#### ARTICLE I. IN GENERAL

14-1-1. Compliance required. No person shall maintain a mobile home in the City, except as specifically permitted in this Code.

14-1-2. Removal of wheels subjects home to zoning regulations. Removal of the wheels or other transporting device except the temporary detachment of a towing unit, from any mobile home shall be construed as converting the same into a permanent structure subject to all the requirements of the zoning regulations of this Code.

14-1-3. Parking in other than R-3 mobile home residential district. No mobile home shall be located in the city as a permanent residence other than in R-3 mobile home residential district as defined in the zoning regulations of this Code.

14-1-4. Parking or storage of unoccupied mobile homes. A mobile home may be parked or stored in the city regardless of the other provisions of this chapter if it is not used for living or sleeping purposes during such time it is so stored or parked, and provided that it is not a nuisance and does not constitute a fire hazard.

14-1-5. Maintenance for business purposes restricted. No mobile home shall be maintained in the city as a permanent office other than in an R-3 mobile home residential district. Such office use as is compatible with the demonstration and sale of such articles or services as may be readily transported in a mobile home by a distributor or salesman may be permitted in a mobile home on a legally located parking lot for a period of time not exceeding 7 days, if such mobile home is not used for living or sleeping purposes during such time.

#### ARTICLE II. MOBILE HOME PARKS

14-2-1. State regulations adopted. Mobile home parks shall be operated and maintained in accordance with the Mobile Home and Mobile Home Park Act (Chapter 111-1/2, Sections 711, et seq., Illinois Revised Statutes) which is hereby adopted by reference.

ARTICLE III. CAMPS OR CAMPGROUNDS

14-3-1. Definition. Camps or campgrounds: Tracts of land of a design or character suitable for and used for seasonal recreation, and other similar temporary recreational purposes. The tracts may have located on them a structure of a seasonal, temporary or movable nature such as a hunting or fishing shelter, or tent. Temporary guests, tenants, and visitors may transport their own mobile home or similar portable living structure or vehicle onto the site for the duration of their stay or visit.

14-3-2. Duration of stay or visit. No person or persons shall remain, visit, live, reside, inhabit, or sleep at a camp or campground within the City of Arcola for more than one hundred and twenty (120) days within any three hundred and sixty-five (365) day period.

14-3-3. Structures, mobile homes, and vehicles: Guests, tenants, and visitors shall bring or provide their own structure of a seasonal, temporary, or movable nature such as a hunting or fishing shelter, tent, mobile home, or similar portable living structure or vehicle and no such structure, mobile home, or vehicle shall be provided by the camp or campground.

Nothing in this Article is meant to supersede or replace the City's requirements governing mobile homes and mobile home parks. Camps or campgrounds shall not be utilized as a manner of establishing a de facto mobile home park. Trailers or mobile homes provided by the owner, manager, or representative of a camp or campground would only be allowed as part of a mobile home park with a special use permit.

No structure of a seasonal, temporary, or movable nature such as a hunting or fishing shelter, tent, mobile home, or similar portable living structure or vehicle shall remain, at a camp or campground within the City of Arcola for more than one hundred and twenty (120) days within any three hundred and sixty-five (365) day period.

14-3-4. Record keeping. The owner, manager, or representative of a camp or campground within the City of Arcola shall keep a record of any person, persons, structure, mobile home, or vehicle at a camp or campground within the City of Arcola and shall provide said record to the City of Arcola upon request to ensure compliance with sections 14-3-2 and 14-3-3.

(Ordinance No. 23-C-2, amended June 05, 2023)