

Section 4-8 MANUFACTURED HOME PARK DISTRICTS - MH

4-8.1 INTENT

The MH Manufactured Home Park Residential District is intended to accommodate manufactured home parks in those areas of the community where such a use will be compatible with existing and projected development. This district should be adequately served by sewers, water service, streets, police and fire protection, and should be developed in a manner to provide safe and ample living areas.

4-8.2 PERMITTED USES MANUFACTURED HOMES

RECREATIONAL AREA

4-8.3 SPECIAL USES

COMMERCIAL ESTABLISHMENTS: Convenience Shop

4-8.4 LOT & STRUCTURAL REQUIREMENTS

All newly zoned Manufactured Home Parks or any addition to the City's existing Manufactured Home Park shall conform to the regulations given below. All MH Parks shall have a controlled/planned recreational area of a minimum of twenty-five percent of the total area. It shall be unlawful to immobilize any manufactured home in the City of Wood River except in the MH District. All manufactured homes to be located in areas zoned MH must comply with the following codes:

- A) Illinois Mobile Home Park Act & Code dated 1987 or thereafter amended;
- B) Mobile Home Landlord & Tenant Rights Act;
- C) The Illinois Mobile Home Tie-Down Act;
- D) Manufactured homes shall not be allowed to come into any Mobile Home Park that are 15 years old or older; (Am. Ord. 08-07, passed 3-3-08)

In addition to complying with the above codes, every manufactured home site erected in any MH District shall conform to the following regulations:

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| A) Minimum Lot Area | 5,000 Sq. Ft. |
| 1) Minimum Lot Area per Dwelling Unit | 5,000 Sq. Ft. |
| B) Minimum Lot Width | |
| 1) At the established building line | 50 Feet |
| C) Minimum Lot Depth | 100 Feet |
| D) Minimum Set Backs | |
| 1) From front lot line | 25 Feet |
| 2) From any side lot line | 10 Feet |
| 3) From rear lot line | 25 Feet |
| 4) From principal structure on adjacent lot | 20 - 50 feet |
| 5) From corner lot line on both street frontages | 25 Feet |
| 6) Accessory Buildings | |
| a) From principal building | 10 Feet |

b) From rear lot line	8 Feet
c) From side lot line	5 Feet
d) Maximum structure height	15 Feet
e) Maximum percentage of rear yard coverage	30%
f) Limit two (2) per lot	
g) Distance between structures	5 Feet (14-06)
E) Maximum Structure Height	22 Feet
F) Maximum Floor Area Ratio	0.3
G) Maximum Percentage of Lot Coverage	20%

All manufactured homes which are located in a MH Park shall be installed according to the following guidelines:

- A) All manufactured homes shall be located on and permanently attached to a cement slab which is a minimum length of the trailer itself, and of a width two feet greater than the actual width of the trailer or placed on a permanent foundation;
- B) Each manufactured home shall be permanently connected to the sanitary sewer and City water service in accordance with the ordinances of this municipality;
- C) Each manufactured home shall have separate and permanent connection to the electric service facilities in accordance with the City ordinances.

4-8.5 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

4-8.5(A) Location:

- A) Parking spaces accessory to dwellings located in this district shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any required front yard except in a driveway, but may be located in the side or rear yards.
- B) All parking spaces accessory to permitted non-dwelling uses located in this district generally shall be located on the same lot as the use serviced. However, such parking facilities may be located on another parcel within two-hundred feet of the use served if the "same lot" requirement is not feasible.
- C) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere in this district except for normal loading, unloading, and service calls.

4-8.5(B) Minimum Required Number of Spaces:

All dwellings located within this district shall have a minimum of two parking spaces per dwelling unit. No loading space is required.

Any uses developed within this district are required to provide parking spaces and loading space as outlined in Article 6.