



**Greenup Village Hall**  
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## **VILLAGE OF GREENUP TITLE 17 ZONING**

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## TITLE 17

### ZONING

#### Chapters:

17.04 Mobile Homes – House Trailers

#### Chapter 17.04

#### MOBIL HOMES – HOUSE TRAILERS\*

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\*For statutory provisions authorizing municipalities to regulate motor homes and house trailers, see Ill.Rev.Stat.1973 Ch. 24 §§11-5-8 and 11-42-8. For general statutory provisions regulating and licensing mobile homes and mobile home parks, see Ill.Rev.Stat.1973 Ch. 111-1/2 §711 et seq.

Sections: (Continued)

- 17.04.050 Units of existence.  
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**17.04.010 Definitions.**

A. "Mobile homes, house trailers and similar portable structures" means any structure designed for living or sleeping purposes and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from place to place, either by its own power or by some vehicle attached to it. This definition shall include such structures, regardless of whether wheels are in place on or removed from the structure.

B. "Unit II means a mobile home, house trailer or similar portable structure as defined in sub-section A. (Ord. 184 §1, 1972).

**17. 04.020 State licensed mobile home park.**

The provisions of this chapter shall be inapplicable to mobile homes, house trailers and similar portable structures located in or on a state licensed mobile home park, as authorized by "an act to provide for, license and regulate mobile homes and mobile home parks and to repeal an act named herein." (Ord. 184 §2, 1972).

**17.04.030 Conditions.**

No person shall maintain or use any unit for living or sleeping quarters or make application for a permit pursuant to this chapter, unless he has first complied with the following conditions:

A. The unit shall be equipped with a complete toilet, wash bowl and shower bath or bathtub;

B. The unit shall have an adequate supply of wholesome water with a separate connection to the regular water system of the village, all of which connections shall be made in accordance with established rules, regulations, codes and ordinances of the village;

C. The unit shall have a separate liquid waste outlet, connected with the regular established sewer system of the village, all of which connections shall be made in accordance with established rules, regulations, codes and ordinances of the village;

D. The unit shall be equipped with a fire extinguisher in working order;

E. The unit shall have electric service connected with the regular established electrical system of the village, which electrical connection shall be in accordance with the rules, regulations, codes and ordinances of the village;

F. The unit shall be securely anchored so as to withstand high winds;

G. The unit shall be equipped with secure skirting so as to enclose the space between the bottom of the unit and the ground;

H. The space or site for each unit shall have a minimum area of seven thousand square feet. No mobile unit shall be situated closer than ten feet to a public street or alley or five feet from any lot line;

I. The space or site for each unit shall be graded so as to drain rapidly and remain free of standing water;

J. A surfaced area, which shall be constructed of concrete, shall adjoin the main trailer door and shall be at least four feet wide and at least eight feet long and a walkway of similar construction not less than two feet in width shall connect the surfaced area and the public sidewalk, public street, driveway or alley bordering the space or site:

K. Any mobile home moved into the village for permanent living quarters be no more than ten years old excluding state-approved mobile home parks. (Ord. 184, 1992; Ord. 184 §3, 1972).

**17.04.040 Permit required.**

No person shall use or maintain a unit within the village for living or sleeping purposes without first having obtained a permit from the village. (Ord. 184 §4, 1972) .

**17.04.050 Permit--Application**

A person desiring to use a unit for living or sleeping purposes shall make application in writing with the village clerk on forms provided by the village clerk. (Ord. 184 §5, 1972).

**17.04.060 Permit--Issuance**

Promptly upon application being made, the president shall appoint a representative of the village to inspect the unit and the site where the unit is located and determine if the person making application has complied with the conditions and provisions of this chapter. If the written application and the inspection of the unit and site shows compliance with the conditions and provisions of this chapter, the village clerk shall issue a permit certificate as described in Section 17.04.070. (Ord. 184A §1, 1973; Ord. 184 §6, 1972).

**17.04.070 Permit--Certificate**

If permit is granted by the village, it shall issue a certificate showing the name of the permittee, the date of issuance and the location of the unit, and shall be signed in the name of the village by the president and village clerk and be impressed with the village seal. The village clerk shall keep a record of all such permits issued. (Ord. 184A §1, 1973; Ord. 184 §7, 1972).

**17.04.080 Permit--Transfer**

No permit shall be transferable or assignable. (Ord. 184 §8, 1972).

**17.04.090 Permit--Duration**

The permit shall be perpetual, so long as the permittee complies with the conditions and provisions of this chapter. (Ord. 184 §9, 1972).

**17.04.100 Permit--Suspension and Revocation**

Any permit issued by the village shall be suspended or revoked by the president or board for any of the following causes:

- A. Fraud, misrepresentation or incorrect statement Contained in the application;
- B. Actions unauthorized or beyond the scope of the permit granted;
- C. Violation of any of the conditions or provisions of this chapter applicable to the activity to which the permit has been granted;
- D. Failure to continuously comply with all conditions required as precedent to the approval of the permit;
- E. Using or maintaining the unit in such a manner as to constitute a breach of peace or a menace to the health, safety or welfare of the public. (Ord. 184A §1, 1973; Ord. 184 §10, 1972).

**17.04.110 Permit--Denial, suspension, revocation--Hearing**

In the event the village denies an application or suspends or revokes a permit, it shall notify the applicant or permittee of such denial, suspension or revocation in writing and state the reason for the denial, suspension or revocation. Any person aggrieved by such action by the village, shall have the right to hearing before the board, provided a written request therefor is filed with the village clerk within ten days after receipt of the notice of such denial, suspension or revocation. The action taken by the board after such a hearing shall be final. (Ord. 184A §I, 1973; Ord. 184 §11, 1972).

**17.04.120 Inspection**

Upon reasonable notice, village officials may enter any site or unit for the purpose of inspection at any reasonable time. (Ord. 184 §12, 19 72).

**17.04.130 Violation--Penalty**

Any person violating any condition or provision of this chapter is guilty of a misdemeanor and shall be fined not less than twenty-five dollars and not more than five hundred dollars for each offense. (Ord. 184 §13, 1972).

**17.04.140 Nuisance declared**

A unit used or maintained in the village contrary to the provisions of this chapter is a nuisance, and the village shall have available all remedies as provided in chapter 8.04. (Ord. 184 §14, 1972).

**17.04.150 Units in existence**

Any person maintaining or using a unit for living or sleeping quarters on November 9, 1972, shall have ninety days after November 9, 1972, to comply with the conditions and provisions of this chapter. (Ord. 184 §15, 1972).

**17.04.160 Variance authority**

The board of trustees may, on written application and a showing of good cause, grant variations in the conditions and requirements for permits under the terms of this chapter. (Ord. 184A §2, 1973: Ord. 184 §19, 1972}.