

VILLAGE OF FLANAGAN  
ORDINANCE NO. 24-07

AN ORDINANCE AMENDING SECTION 150.47 OF THE CODE OF FLANAGAN  
AS TO BUILDING REGULATIONS, CONSTRUCTION

WHEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the VILLAGE OF FLANAGAN, Illinois, that CHAPTER CHAPTER 152: ZONING REGULATIONS; SECTION 152.051 ENFORCEMENT of the *Code of Flanagan* is amended as follows:

**Bold:** added text

~~Strikethrough:~~ deleted text

§ 152.051 PERMITTED USES.

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(A) Buildings and premises shall be used only for the following and other similar purposes:

- (1) Churches;
- (2) Dwellings, single-family;
- (3) Growing crops;
- (4) Land filling with non-odorous and non-combustible materials;
- (5) Libraries and museums;
- (6) Professional and home occupations engaged in by the occupants of a dwelling but not involving the conduct of a retail business and providing that no more than one sign with a maximum area of two square feet is displayed, setting forth such occupation;
- (7) Signs, not more than six feet in area and pertaining only to the sale or lease of a building lot or premises, and church bulletins, not exceeding ten square feet in area; and
- (8) Utility easements, but excluding power plants or substations.

(B) An accessory building being a subordinate building or use which is located on the same lot on which the dwelling is situated and which is reasonably necessary and incidental to the use of the dwelling.

(C) (1) A MOBILE HOME is defined as a dwelling unit, factory-built and assembled, designed for conveyance after fabrication on streets and highways on its own wheels or on a flatbed or other trailer, and delivered to the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor and incidental unpacking and assembling operations. A prefabricated home similar to the customary structure of homes wholly or nearly wholly erected upon a lot shall not be included in this definition.

(2) **MOBILE HOMES as defined herein are prohibited within the corporate limits of the Village of Flanagan.**

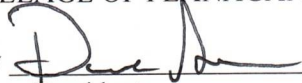
~~(2) Any mobile home placed on a lot as a permanent residence must comply with the following regulations:~~

~~—(a) Lot size must not be less than 50 feet by 150 feet;~~

- ~~— (b) New mobile homes must have a floor space of at least 700 square feet;~~
- ~~— (c) Used mobile homes must not be more than 12 years old when placed on a lot and must have a floor space of at least 500 square feet;~~
- ~~— (d) Square feet of a mobile home is figured as listed on the title, width listed in even feet and length measured from the back of the home to the front of the hitch;~~
- ~~— (e) There shall be a limit of one mobile home per lot and it shall be the only permanent residence on that lot;~~
- ~~— (f) Setback requirements shall be the same as the rest of the residences where the mobile home is located and shall be measured from the inside of the sidewalk line to the front of the hitch;~~
- ~~— (g) Weather permitting, all mobile homes must be skirted within 30 days of the date they are placed on the lot;~~
- ~~— (h) All hitches must be either enclosed or removed;~~
- ~~— (i) There shall be at least five support spots under each beam running the length of the home;~~
- ~~— (j) The ground under the mobile home must comply with one of the following:~~
  - ~~— 1. Four-inch concrete pad the approximate size of the home;~~
  - ~~— 2. Compacted gravel pad the approximate size of the home; and~~
  - ~~— 3. Ground level concrete footings extending at least two inches on each side of the support pillars and at least 12 inches deep.~~
- ~~— (k) Support pillars must be concrete blocks not smaller than eight by 16 inches with either rock or wood on top of them for leveling purposes;~~
- ~~— (l) All mobile homes must be tied down in one or both of the following manners:~~
  - ~~— 1. Three metal "hurricane straps" over the top of the home fastened to anchor stakes screwed at least two feet into the ground; and~~
  - ~~— 2. Three sets of chain anchors under the home. One end bolted to the main eye beam and the other in ground level concrete pad no less than 12 inches square and 16 inches deep. The point that the other end is fastened to the pad shall be about six inches from the edge of the eye beam and toward the outside edge of the home.~~
- ~~— (m) Any other buildings built on the lot, either free standing or fastened to the mobile home, must comply with all other building codes in existence when they are constructed as to foundations, type of construction, wiring, and the like.~~

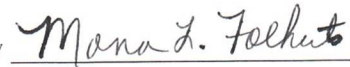
(Ord. passed 7-6-1976)

VILLAGE OF FLANAGAN

By   
President

4-16-24  
Date

Attest:

By   
Clerk

4-16-24  
Date