

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

---

ORDINANCE NO. 3125

AN ORDINANCE AMENDING CHAPTER 153: UNIFIED  
DEVELOPMENT CODE, DIVISION 16: SUPPLEMENTAL USE  
REGULATION OF THE CITY CODE OF ORDINANCES, BY THE CITY  
OF GREENVILLE, BOND COUNTY, ILLINOIS

---

ADOPTED BY THE CITY COUNCIL OF  
THE CITY OF GREENVILLE  
THIS 14<sup>th</sup> DAY OF MARCH, 2017

---

Published in pamphlet form by authority of the City Council of the City of Greenville,  
Bond County, Illinois, this 15<sup>th</sup> day of March, 2017.

---

**STATE OF ILLINOIS - COUNTY OF BOND**  
**CITY OF GREENVILLE**  
**ORDINANCE NO. 3125**

**AN ORDINANCE AMENDING CHAPTER 153: UNIFIED DEVELOPMENT CODE, DIVISION 16: SUPPLEMENTAL USE REGULATION OF THE CITY CODE OF ORDINANCES, BY THE CITY OF GREENVILLE, BOND COUNTY, ILLINOIS**

WHEREAS, a request has been made to update the Unified Development Code of the City Code to add Recreational Vehicles within Manufactured Home Parks, and

WHEREAS, the request was referred to the Planning Commission of the City of Greenville to hold a public hearing thereon, and

WHEREAS, said public hearing was duly held, after proper public notice in the manner provided by law, and

WHEREAS, said Commission made a report containing findings of fact and recommending a change to the Greenville Code of Ordinances Chapter 153: Unified Development Code, Division 16: Supplemental Use Regulation be amended by adding detail regarding Recreational Vehicles within Manufactured Home Parks.

NOW, THEREFORE, LET IT BE RESOLVED by the Mayor and the City Council Of the City of Greenville, Bond County, Illinois, as follows:

**SECTION 1-GENERAL STATEMENT:** That effective with the passage of this ordinance, Chapter 153, Division 16 of City Code be amended in the following respects:

**153.1380 Recreational Vehicles within Manufactured Home Parks**

(A) *Purpose and findings.* This section establishes definitions, permitted areas, permits and fees, and development standards for recreational vehicles used as temporary dwelling units within permitted manufactured home parks. The purpose and intent of this section is to:

- (1) Promote the health, safety and general welfare of the public by regulating recreational vehicles throughout these areas of the City;
- (2) Minimize the impacts of recreational vehicle uses on surrounding areas by establishing standards for location, maintenance, and compatibility;
- (3) Encourage the location and collocation of these uses on existing parcels of land, thereby minimizing visual, aesthetic and public safety impacts and effects upon the natural environment and wildlife;
- (4) Protect the character, scale, stability and aesthetic quality of the residential and commercial districts of the city by imposing certain reasonable restrictions on recreational vehicle uses;

(B) *Applicability.* This section applies to all parcels of land within the corporate limits of the City, including all platted subdivisions within a 1 ½ mile radius of the corporate limits of the City which otherwise fall within the City building and/or zoning jurisdiction, and all manufactured home parks and mobile home parks within the same jurisdiction.

(C) *Definitions.*

- (1) Recreational Vehicle (RV): shall refer to a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or towed by another vehicle. The basic entities are:
  - a. Camping Trailer: A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the camp site to provide temporary living quarters for recreational, camping or travel use.
  - b. Motor Home: A vehicular unit designed to provide temporary living quarters for recreational, camping or travel use, built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle.
  - c. Truck Camper: A portable unit constructed to provide temporary living quarters for recreational, travel or camping use, consisting of a roof, floor, and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.

- d. Travel Trailer: A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use and of such size or weight as not to require special highway movement permits when towed by a motorized vehicle, and with a living area of less than 220 square feet, excluding building equipment (such as wardrobes, closets, cabinets, kitchen units or fixtures) and bath and toilet rooms.

(D) *Procedures.*

(1) *Permits and Licenses*

- a. All applications for permits and licenses herein provided for shall be directed to the City.
- b. All permits and licenses herein provided for that may be issued by the City shall not be transferable in any way, but all benefits which may be derived therefrom shall accrue only to the person to whom the permit was originally issued by the City. All such permits or licenses shall be consecutively numbered.
- c. Each permit or license, whether or not issued for a consideration shall be subject to revocation by the Code Enforcement Officer or his or her designate, whenever the licensee or holder of such permit in any way violates or permits the violation of any law, ordinance, rule or regulation of the City, under the following procedure.

(1) Any person using a recreational vehicle in violation of the ordinances, rules or regulations of the State or the City may be issued a violation notice by any authorized agent of the City, such notice posted to the recreational vehicle, hand delivered to the permit owner, or otherwise lawfully delivered.

(2) The license or permit for any recreational vehicle shall be revoked upon any owner of that recreational vehicle being issued two violation notices in any calendar year.

(3) The permit or license shall not be eligible for renewal until the following calendar year and may be renewed only upon proof of satisfactory evidence of full coverage recreational vehicle and/or towing vehicle insurance.

(4) (a) Any person receiving a violation notice or revocation may appeal by first filing a written request with the Code Enforcement Officer for review by the City Manager.

(b) Further appeal may be taken to the Board of Adjustment for its review upon filing a written notice. Appeal to the Board of Adjustment may be taken only after an appeal to the City Manager.

(5) The procedure outlined above shall be additional to any procedure or penalty for violation of this subchapter and/or the laws of the state.

(D) Each permit shall be valid for a period of one (1) year from the date of issuance.

(2) *Length of Stay.* Recreational vehicles shall not occupy a space in a manufactured or mobile home park for any continuous period exceeding 12 months.

(3) *Park Management Responsibilities.* The park manager shall ensure that the following is adhered to by the recreational vehicle tenants of the park:

(a) Recreational vehicle pads shall not be used as temporary dump stations where individuals briefly stop to dump the recreational vehicle sewage holding tank into a City Sewer connection.

(b) No recreational vehicle shall be allowed to have its wheels or axles removed, nor shall any park allow major mechanical repairs of any type to be performed within the confines of the manufactured home park.

(c) It shall be the responsibility of the park manager to ensure that all recreational vehicle connections to or from the recreational vehicle pad are made in a proper manner and that approved materials are used to make these connections. All water connections to the recreational vehicle pad shall be made in a clean and sanitary manner, and are subject to inspection by the City.

(d) The park manager shall ensure that all sewer connection points are plugged in an approved manner when the pad is not in use. All sewer connections shall be made utilizing odor tight barrier fittings and shall be made in a clean and sanitary manner, and are subject to inspection by the City.

(e) The park manager shall ensure that all means of providing electrical power to any recreational vehicle pad are secured in a manner to prevent the improper energizing of electrical circuits when the recreational vehicle pad is not in use.

(f) The park manager shall ensure that all electrical connections are made in accordance with the latest version of the National Electrical Code as

adopted by the City of Greenville and shall contain at least one (1) receptacle of the Ground Fault Circuit Interrupter (GFCI) type to be installed in the same pedestal as the primary power connection for the recreational vehicle pad.

(g) The park manager shall ensure that all recreational vehicles to be placed in any recreational vehicle area of a manufactured home park contain self-contained sanitary facilities within the unit itself.

(h) It shall be the responsibility of park management to assume all liability for outstanding utility balances owed the City for utilities unpaid by a permit holder under this section, including, but not limited to, water, sewer, and trash services.

(E) *Standards.*

(1) All recreational vehicles used for habitation shall be considered incidental to a manufactured home park. No more than ten (10) percent or a maximum of fifteen (15) manufactured or mobile home lots, whichever is the lesser, may be designated as recreational vehicle parking spaces in any manufactured home park.

(2) Recreational vehicles used as temporary dwelling units within a manufactured home park shall conform to all applicable State of Illinois and Federal Highway Vehicle standards, and shall maintain a current vehicle registration from the State of the permittees permanent residence for the duration of their license period with the City.

(3) Any recreational vehicle parked within any manufactured home park must conform to all setback, yard, and driveway requirements of § 153.1368

(4) Recreational vehicles shall be oriented on the lot so that the long axis is perpendicular to the street.

(5) Recreational vehicles shall contain toilet and bathing facilities, and shall provide hot and cold running water.

(6) Portable fire extinguishers are required in each recreational vehicle in use as a dwelling unit. The extinguisher shall be listed, labeled, charged, and operable at all times, shall be no smaller than 2A:10B:C, shall be rated for residential use, and shall weigh no more than 10lbs. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items, and must be near a room exit or travel path that provides an escape route to the exterior.

(7) At least one approved smoke detector and one approved carbon monoxide detector, or a listed and labeled combination unit, shall be provided in each recreational vehicle used as a dwelling unit.

(8) If larger than 8 feet wide or longer than 32 feet in total length, the vehicle shall be secured as specified in the Mobile Home Tiedown Code (77 Ill. Adm. Code 870).

(9) Camping trailers and/or truck campers, as defined above, shall not be permitted for use as a dwelling unit, temporary or otherwise.

(10) Utilities (water service, sewer service, trash service, and/or other future utilities) shall be delivered to the recreational vehicle pad and provided by the City consistent with services provided to regular lots within the mobile home park, and subject to the same fees and regulations.

(F) *Inspection.*

(1) The applicant for a recreational vehicle permit shall notify the Code Enforcement Officer when the recreational vehicle is ready for inspection and connection to the public water and sewer systems has been made. The Code Enforcement Officer shall then inspect the installation of the vehicle and, if such construction is found to conform to the established specifications, and be in a safe and sanitary condition, approval shall be granted to occupy the vehicle for the duration of the permit.

(2) The Code Enforcement Officer or his deputies or agents shall have the right, upon making demand at any reasonable time, to inspect the premises subject to this code and a refusal by any tenant or owner to permit said Code Enforcement Officer to make such reasonable inspection shall be deemed in violation of this subchapter.

(G) *Recreational Vehicles in Other Areas.*

(1) A trailer, travel trailer, or recreational vehicle may be parked or stored in the City regardless of the other provisions hereof, provided it shall not be used for permanent living or sleeping purposes. The trailer, travel trailer, or recreational vehicle shall be stored off of any street, alley, or public way, in a manner to prevent it from protruding into the front yard area on the premises on which it is located.

(H) *Fees.*

(1) Permit fee shall be \$50.00

(I) *Penalties.*

(1) Whoever violates any provision of this code or other ordinance of the city for which another penalty is not specifically provided shall be fined not less than \$100 and not more than \$750 for each and every violation thereof. Every day the violation continues shall constitute a separate offense (see § 10.99 GENERAL PENALTY).

**SECTION 2-REPEAL:** All prior Ordinances and/or Resolutions, which are inconsistent with the provisions of this Ordinance are hereby repealed.

**SECTION 3-SAVINGS PROVISIONS:** In the event any section, subsection, sentence or phrase of this Ordinance should be declared invalid, all other provisions hereof shall not be affected by such invalidity and shall remain in full force and effect.

**SECTION 4-EFFECTIVE DATE:** That this Ordinance shall remain in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Adopted this 14<sup>h</sup> day of March, 2017, at a regular meeting of the Mayor and City Council with a quorum present upon a vote of the Board as follows:

Jes Adam:	<u>Nay</u>
John Gillard:	<u>Aye</u>
Mike Heath	<u>Aye</u>
Roger Sanders:	<u>Aye</u>
Alan Gaffner:	<u>Aye</u>



Alan Gaffner  
Alan Gaffner, Mayor

ATTEST: Sue Ann Nelson  
Sue Ann Nelson, City Clerk

*Prepared by the City of Greenville.*

STATE OF ILLINOIS - COUNTY OF BOND

CITY OF GREENVILLE

CERTIFICATE

I, Sue Ann Nelson, certify that I am the duly appointed and acting City Clerk of the City of Greenville, Bond County, Illinois.

I further certify that on March 14, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 3125 entitled:

**“AN ORDINANCE AMENDING CHAPTER 153: UNIFIED DEVELOPMENT  
CODE, DIVISION 16: SUPPLEMENTAL USE REGULATION OF THE CITY  
CODE OF ORDINANCES, BY THE CITY OF GREENVILLE, BOND  
COUNTY, ILLINOIS”**

Dated at Greenville, Illinois, this 15<sup>th</sup> day of March, 2017.

{SEAL}

  
\_\_\_\_\_

Sue Ann Nelson, City Clerk