

CHAPTER 17. MOBILE HOME PARKS

SECTION:

- 9-17-1: Purpose
- 9-17-2: Mobile Home Location and Use
- 9-17-3: Mobile Home Park Approval
- 9-17-4: Mobile Home Park Application

9-17-1: Purpose.

To permit development of mobile home parks, as defined herein, in appropriate zones and to require that mobile home accommodations will be of such character as to promote the objectives and purposes of this chapter, to protect the integrity and character of the districts contiguous to those in which mobile home parks are located, and to protect other use values contiguous to or near mobile home park uses.

9-17-2: Mobile Home Location and Use.

- 1) Mobile home as herein defined shall be located, placed, used or occupied only within an approved mobile home park, or by a Conditional Use Permit in an Agricultural Zone.

9-17-3: Mobile Home Park Approval.

Mobile home parks may not be constructed unless development plans are first approved by the Land Use Authority and County Commission. Such proposals will:

- 1) Be developed according to approved plans.
- 2) Have access from a principal public thoroughfare.
- 3) Have written approval of the State Division of Health.
- 4) Be in keeping with the general character of the zone in which it is located.

9-17-4: Mobile Home Park Application.

- 1) An overall plan for development of a mobile home park shall be submitted to the Land Use Authority Administrator for review. The plan shall be drawn to a scale no smaller than one inch to 50 feet. At least eight copies of the plan shall be submitted. The plan shall show:
 - a. The topography of the site represented by contours, shown at intervals not greater than two feet when required by the Kane County Engineer;
 - b. A grading and drainage plan detailing geologic and flood hazards shall be submitted to the Land Use Authority Administrator with the application;
 - c. Any proposed reservations for parks, playgrounds, open space;
 - d. Any proposed street and mobile home space layout;
 - e. Tabulations showing percent of area to be devoted to parks, playgrounds and open spaces, number of mobile home spaces, and total area to be developed;
 - f. Any proposed locations of parking spaces;
 - g. Detailed landscaping and utility plan, including locations of sewer, water, electricity, gas lines, and fire hydrants;
 - h. The location and width or size of roadway and walkways, parking areas, and access to the public thoroughfares;
 - i. Property ownership, if other than applicant;
 - j. Any proposed locations for recreational vehicles.
- 2) The applicant of approval of plans for a mobile home park or mobile home subdivision shall pay to the Land Use Authority Administrator at the time of application a plan check fee, in addition to all other required fees. The plan check fee shall be established by the Kane County Commission.
- 3) Upon receipt of the application and all other required materials by the Land Use Authority Administrator and review by the County Engineer, the Land Use Authority Administrator will place application on the Land Use Authority agenda for review and approval. Should approval be denied, the applicant has 30 days to appeal, in writing, to the Appeal Authority.