

CHAPTER 16

TRAILER COURTS, TRAILERS, AND MOBILE HOMES

.01 DEFINITIONS.

The following terms shall have the meanings indicated below:

- (a) Trailer or Mobile Home: Any structure used for living, sleeping, business or storage purposes and designed for conveyance after fabrication, on streets and highways, on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy, except for minor and incidental unpacking and assembly operations such as locating on jacks or other foundation, for connection to utilities. This definition shall not include prefabricated structures or Modular structures fixed on a solid, contiguous, enclosed masonry foundation.
- (b) Trailer Court: An area providing space where two or more trailers can be, or are intended to be parked.

.02 LICENSE REQUIRED.

It shall be unlawful to establish, maintain, or operate any trailer court in the municipality without first having obtained a license therefor. Applications for such licenses shall be made in writing to the City Clerk, and shall contain the name of the applicant, the location of the proposed park, and the number of trailers to be accommodated.

.03 PLAN.

Each such application shall be accompanied by a plat or sketch showing the size and location of all buildings and structures.

.04 FEE.

The annual fee for such licenses shall be \$15.00 plus \$5.00 for each trailer over one for which accommodations are provided. Whenever the number of such accommodations is increased, this shall be reported to the Clerk, and the additional fee, if any, necessitated by such increase shall be paid before the additional spaces are put to use. When a license is applied for, or accommodations are increased during the license year, the fee shall be prorated on the basis of the number of months remaining in license year, which shall be the same as the fiscal year of the City.

.05 CHARACTER.

No such license shall be issued to any but a person of good character, nor to any corporation if any officer thereof is not a person of good character.

It shall be unlawful to hire or keep as manager, superintendent, or person in charge of a trailer court any person who is not a person of good character, or any person who has been convicted of a felony.

.06 SUPERVISION.

Each trailer court, while operated, shall be in the charge of responsible attendant or caretaker at all times, who shall be responsible, with the licenses, for compliance with the provisions of this chapter related to the conduct of such parks.

.07 SPACES.

Each trailer court shall be allotted a site of not less than 2,500 square feet. No trailer shall be parked closer than 15 feet to the side lot lines of a trailer court, if the abutting property is improved property, and not closer than 10 feet if the abutting property is unimproved property, nor closer than 20 feet to a public street, alley or building. Each individual trailer site shall abut or face on a driveway or clear unoccupied space of not less than 20 feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least 20 feet between the sides of every trailer and at least

20 feet between the ends of every trailer.

.08 WATER SUPPLY.

Each trailer court shall comply, in all respects, with the ordinances of the City of Fairbury concerning the combined waterworks and sewerage system of the City of Fairbury. Each trailer shall be equipped with an individual water meter in accordance with the rules and regulations of the water department.

.09 SANITARY FACILITIES.

Each trailer must be individually connected to the sewerage system of the City of Fairbury.

.10 LIGHTS.

The courts shall be kept properly and adequately lighted at all times so that the grounds shall be safe for occupants and visitors.

.11 PLACEMENT.

All trailers and mobile homes shall be confined into trailer courts, trailer parks, or trailer camps, and no trailer shall be placed on any lot or part thereof, except when such land constitutes part of a trailer court, park or camp.

.12 ADDITIONAL REGULATIONS.

In compliance with the provisions of this chapter, it shall be the duty of the licensee and person in charge of any trailer court to comply fully with the applicable provisions of this Code and with the applicable provisions of the Illinois Revised Statutes.

.13 EXCEPTIONS.

Nothing in this chapter shall be construed to prohibit the storage of any trailer for any length of time when said trailer is not used for living or sleeping purposes.

.14 PENALTY.

Any person convicted of violating any of the provisions of this chapter shall be deemed guilty of a Class C Misdemeanor as provided in Illinois Revised Statutes, and penalized accordingly.