

Swansea Municipal Code 2004

Published by the

Village of Swansea, Illinois

*Swansea Government Center
1400 N. Illinois Street
Swansea, IL 62226*

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LAND DEVELOPMENT REGULATIONS
CHAPTERS 15 - 20

Swansea Building Code
Swansea Business Code
Swansea Flood Plain Code
Swansea Manufactured Home Code
Swansea Subdivision Code
Swansea Zoning Code

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CHAPTER 17

SWANSEA FLOOD PLAIN CODE

PART 1
GENERAL PROVISIONS

- SECTION 17-101. TITLE.
- SECTION 17-102. PURPOSE AND INTENT.
- SECTION 17-103. DEFINITIONS.
- SECTION 17-104. BASE FLOOD ELEVATION.
- SECTION 17-105. DUTIES OF THE CODE ADMINISTRATOR.
- SECTION 17-106. DEVELOPMENT PERMIT.
- SECTION 17-107. PREVENTING INCREASED FLOOD HEIGHTS AND RESULTING DAMAGES.
- SECTION 17-108. PROTECTING BUILDINGS.
- SECTION 17-109. SUBDIVISION AND OTHER DEVELOPMENT REQUIREMENTS.
- SECTION 17-110. VARIANCES.
- SECTION 17-110. DISCLAIMER OF LIABILITY.
- SECTION 17-112. PENALTY.
- SECTION 17-113. ABROGATION AND GREATER RESTRICTIONS.
- SECTION 17-114. SEPARABILITY.

SECTION 17-101. TITLE.

This Chapter shall be known and cited as the "Swansea Flood Plain Code".

SECTION 17-102. PURPOSE.

This Code is enacted pursuant to the police powers granted to this Village by the Illinois Compiled Statutes, Chapter 65, Sections 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2, in order to accomplish the following purposes:

- (A) To prevent unwise developments from increasing flood or drainage hazards to others;
- (B) To protect new buildings and major improvements to buildings from flood damage;
- (C) To promote and protect health, safety and general welfare of the citizens from the hazards of flooding;
- (D) To lessen the burden on the taxpayer for flood control, repairs to public facilities and utilities, and flood rescue and relief operations;
- (E) To maintain property values and a stable tax base by minimizing the potential for creating blight areas;

(F) To make federally subsidized flood insurance available; and

(G) To preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

SECTION 17-103. DEFINITIONS

For the purposes of this Code, the following definitions are adopted:

BASE FLOOD: The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood. The base flood elevation at any location is as defined in Section 17-103 of this Code.

BASE FLOOD ELEVATION (BFE): The elevation in relation to mean sea level of the crest of the base flood.

BUILDING: A structure that is principally above ground and is enclosed by walls and a roof including

manufactured homes and prefabricated buildings, and gas or liquid storage tanks. The term also includes recreational vehicles and travel trailers to be installed on a site for more than one hundred eighty (180) days.

CRITICAL FACILITY: Any public or private facility, which if flooded, would create an added dimension to the disaster or would increase the hazard to life and health. Examples are public buildings, emergency operations and communication centers, health care facilities and nursing homes, schools, and toxic waste treatment, handling and storage facilities.

DEVELOPMENT: Any man-made change to real estate including:

- (A) Construction, reconstruction, repair, placement of a building, or any addition or structural alteration to a building.
- (B) Substantial improvement of an existing building;
- (C) Installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than one hundred eighty (180) days per year;
- (D) Installation of utilities, construction of roads, bridges, culverts or similar projects;
- (E) Construction or erection of levees, dams, walls, or fences;
- (F) Drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;
- (G) Storage of materials including the placement of gas and liquid storage tanks; and
- (H) Channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include routine maintenance of existing buildings and facilities; resurfacing roads; or gardening, plowing, and similar practices that do not involve filling, grading, or construction of levees.

FEMA: Federal Emergency Management Agency.

FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

FLOOD FRINGE: That portion of the floodplain outside of the regulatory floodway.

FLOOD INSURANCE RATE MAP: A map prepared by the Federal Emergency Management Agency that

depicts the floodplain or special flood hazard area (SFHA) within a community.

FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA (SFHA): Those lands within the jurisdiction of the Village of Swansea that are subject to inundation by the base flood. The floodplains of the Village are generally identified as such on the Flood Insurance Rate Map of St. Clair County and Incorporated Areas prepared by the Federal Emergency Management Agency and dated November 5, 2003. The floodplains of those parts of unincorporated St. Clair County that are within the extraterritorial jurisdiction of the Village or that may be annexed into the Village are generally identified as such on the Flood Insurance Rate Map prepared for St. Clair County by the Federal Emergency Management Agency and dated November 5, 2003. Floodplain also includes those areas of known flooding as identified by the Village.

FLOODPROOFING: Any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate, property and their contents.

FLOODPROOFING CERTIFICATE: A form published by the Federal Emergency Management Agency that is used to certify that a building has been designed and constructed to be structurally dry flood proofed to the flood protection elevation.

FLOOD PROTECTION ELEVATION OR FPE: The elevation of the base flood plus one (1) foot of freeboard at any given location in the floodplain.

NOTE: NFIP Regulations require protection to or above the base flood elevation. One (1) foot of freeboard is recommended by IDOT/DWR. A municipality may use higher freeboard requirements if it desires.

FLOODWAY: That portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of Richland Creek, Wolf Branch Creek and Catawba Creek shall be as delineated on the Countywide Flood Insurance Rate Map of St. Clair prepared by FEMA and dated November 5, 2003. The floodways for each of the remaining floodplains of the Village of Swansea, the extraterritorial jurisdiction of the Village that may be annexed into the Village, shall be according to the best data available from Federal, State, or other sources.

IDOT/OWR: Illinois Department of Transportation/Office of Water Resources.

MANUFACTURED HOME: A structure transportable in one (1) or more sections, that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities.

NFIP: National Flood Insurance Program.

REPETITIVE LOSS: flood related damages sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.

SFHA (Special Flood Hazard Area): See definition of floodplain.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the building to its before damage condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred, regardless of the actual repair work performed. Costs associated with volunteer labor and materials shall be estimated and counted toward the restoration costs.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, addition, structural alteration or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started. "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.

TRAVEL TRAILER or RECREATIONAL VEHICLE: A vehicle, which is:

- (A) Built on a single chassis;
- (B) 400 square feet or less in area;
- (C) Designed to be self-propelled or permanently towable by any vehicle; and
- (D) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

SECTION 17-104. BASE FLOOD ELEVATION.

This Code's protection standard is the base flood. The best available base flood elevation data are listed below. Whenever a party disagrees with the best available data, the party shall finance the detailed engineering study needed to replace the existing data with better data and submit it to the Federal Emergency Management Agency for approval prior to any development of the site.

- (A) The base flood elevation for each of the floodplains of Richland Creek, Swansea Creek, Wolf Branch Creek and Catawba Creek within the Village of Swansea shall be as delineated on the 100-year flood profiles in the Countywide Flood Insurance Study of St. Clair County, prepared by FEMA and dated November 5, 2003.
- (B) The base flood elevation for the remaining floodplains within the Village of Swansea, delineated as an "A Zone" on the Flood Insurance Rate Map of St. Clair County, shall be according to the best data available from Federal, State or other sources. Should no other data exist, an engineering study must be financed to determine base flood elevations. The base flood elevation for each of the flood plains delineated as "AH Zone" or "AO Zone" shall be that elevation (or depth) delineated on the Flood Insurance Rate Map of St. Clair County.
- (C) The base flood elevation for the floodplains of those parts of unincorporated St. Clair County that are within the extraterritorial jurisdiction of the Village, or that may be annexed into the Village, shall be as delineated on the 100-year flood profiles of the Flood Insurance Study of St. Clair County prepared by the Federal Emergency Management Agency.

SECTION 17-105. DUTIES OF THE CODE ADMINISTRATOR.

The Code Administrator shall be responsible for the general administration of this Code and ensure that all development activities within the floodplains under the jurisdiction of the Village of Swansea meet the requirements of this Code. Specifically, the Code Administrator shall:

- (A) Process development permits in accordance with Section 17-106;
- (B) Ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of Section 17-107;
- (C) Ensure that the building protection requirements for all buildings subject to Section 17-108 are met and maintain a record of the "as-built" elevation of the lowest floor (including basement) or flood proof certificate;
- (D) Assure that all subdivisions and annexations meet the requirements of Section 17-109;
- (E) If a variance is requested, ensure that the requirements of Section 17-110 are met and

maintain documentation of any variances granted;

- (F) Inspect all development projects and take any and all actions outlined in Section 17-112 as necessary to ensure compliance with this Code;
- (G) Assure that applicants are aware of and obtain any and all other required local, state and federal permits;
- (H) Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques;
- (I) Cooperate with State and Federal floodplain management agencies to coordinate base flood data and to improve the administration of this Code; and
- (J) Maintain for public inspection base flood data, floodplain maps, copies of state and federal permits, and documentation of compliance for development activities subject to this Code.
- (K) Notify IDNR/OWR and any neighboring communities prior to alteration or relocation of a watercourse.
- (L) Perform site inspections to ensure compliance with this code and make substantial damage determinations for structures within the floodplain.
- (M) Maintain the accuracy of floodplain maps including notifying IDNR/OWR and/or submitting information to FEMA within six (6) months whenever a modification of the floodplain may change the base flood elevation or result in a change to the floodplain map.

SECTION 17-106. DEVELOPMENT PERMIT.

No person, firm, corporation, or governmental body, not exempted by state law, shall commence any development in the floodplain without first obtaining a development permit from the Code Administrator. The Code Administrator shall not issue a development permit if the proposed development does not meet the requirements of this Code.

- (A) **Application Documents.** The application for development permit shall be accompanied by:
 - (1) Drawings of the site, drawn to scale showing property line dimensions;
 - (2) Existing grade elevations and all changes in grade resulting from excavation or filling;
 - (3) The location and dimensions of all buildings and additions to buildings, and

- (4) The elevation of the lowest floor (including basements) of all proposed buildings subject to the requirements of Section 14-1-7 of this Code.
- (5) Costs of the project or improvements as estimated by a licensed engineer or architect. A signed estimate by a contractor may also meet this requirement.

- (B) **Elevation Comparisons.** Upon receipt of an application for development permit, the Code Administrator shall compare the elevation of the site to the base flood elevation. Any development located on land that can be shown by survey data to have been higher than the base flood elevation as of the date of the site's first Flood Insurance Rate Map identification is not in the floodplain and therefore not subject to the requirements of this Code.

Conversely, any land shown to be below the base flood elevation and which is hydraulically connected to the flooding source, but not shown on the FIRM, shall be subject to the provisions of this code. The Code Administrator shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification.

NOTE: Although survey data may show the development site to be entirely above the base flood elevation, a Letter of Map Amendment (LOMA) will still be required to remove the site from the mapped floodplain for insurance requirements.

SECTION 17-107. PREVENTING INCREASED FLOOD HEIGHTS AND RESULTING DAMAGES

Within the floodway identified on the Flood Insurance Rate Map of St. Clair County that are within the Village of Swansea floodplains, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

- (A) Except as provided in Section 17-107(B), no development shall be allowed which, acting in combination with existing and anticipated development, will cause any increase in flood heights or velocities or threat to public health and safety. The following specific development activities shall be considered as meeting this requirement and, therefore, no development permit shall be required:
 - (1) Aerial utility crossings meeting the conditions of IDOT/OWR Statewide Permit No. 4;

- (2) Minor boat docks meeting the conditions of IDOT/OWR Statewide Permit No. 5;
 - (3) Minor, non-obstructive activities meeting the conditions of IDOT/OWR Statewide Permit No. 6;
 - (4) Outfall structures and drainage ditch outlets meeting the conditions of IDOT/OWR Statewide Permit No. 7;
 - (5) Underground pipeline and utility crossings meeting the conditions of IDOT/OWR Statewide Permit No. 8;
 - (6) Bank stabilization projects meeting the conditions of IDOT/OWR Statewide Permit No. 9;
 - (7) Accessory structures and additions to existing residential buildings meeting the conditions of IDOT/OWR Statewide Permit No. 10;
 - (8) Minor maintenance and dredging activities meeting the conditions of IDOT/OWR Statewide Permit No. 11; and
 - (9) Any development determined by IDOT/OWR to be located entirely in a flood fringe area.
 - (10) Bridge and culvert replacement structures and bridge widenings meeting the conditions of IDNR/OWR Statewide Permit #12; and
 - (11) Temporary construction activities meeting the conditions of IDNR/OWR Statewide Permit No. 13.
- (B) Other development activities not listed in (A) may be permitted only if:
- (1) A permit has been issued for the work by IDOT/OWR (or written documentation is provided that an IDOT/OWR permit is not required); and
 - (2) Sufficient data has been provided to FEMA when necessary to approve a revision of the regulatory map and base flood elevation.

SECTION 17-108 PROTECTING BUILDINGS.

- (A) **Requirements.** In addition to the damage prevention requirements of Section 14-1-6, all buildings located in the floodplain shall be protected from flood damage below the flood

protection elevation. This building protection requirement applies to the following situations:

- (1) Construction or placement of a new building valued at more than One Thousand Dollars (\$1,000.00) or seventy (70) square feet or larger;
 - (2) Substantial improvements made to an existing building, or repairs made to a substantially damaged building;
 - (3) Structural alterations made to an existing building that increase the floor area by more than twenty percent (20%);
 - (4) Installing a manufactured home on a new site or a new manufactured home on an existing site (the building protection requirements do not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage); and
 - (5) Installing a travel trailer on a site for more than one hundred eighty (180) days per year.
 - (6) Repetitive loss to an existing building as defined in Section 2.
- (B) **Alternative Methods.** Residential or non-residential buildings can meet the building protection requirements by one of the following methods:
- (1) The building may be constructed on permanent land fill in accordance with the following:
 - (a) The lowest floor (including basement) shall be at or above the flood protection elevation;
 - (b) The fill shall be placed in layers no greater than six (6) inches before compaction and should extend at least ten (10) feet beyond the foundation before sloping below the flood protection elevation,
 - (c) The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or other structural measure;
 - (d) The fill shall be composed of rock or soil and not incorporated debris or refuse materials; and
 - (e) The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties; or

(2) The building may be elevated in accordance with the following:

- (a) The building or improvements shall be elevated on stilts, piles, walls, or other foundation that is permanently open to flood waters,
- (b) The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the flood protection elevation;
- (c) If walls are used, all fully enclosed areas below the base flood elevation shall address hydrostatic pressures by having a minimum of two (2) permanent openings no more than one (1) foot above grade and providing a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the base flood elevation;
- (d) The foundation and supporting members shall be anchored, designed and certified and aligned in relation to flood flows and adjoining structures so as to minimize exposure to hydrodynamic forces such as current, waves, ice and floating debris;
- (e) All structural components below the flood protection elevation shall be constructed of materials resistant to flood damage,
- (f) Water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the flood protection elevation provided they are waterproofed; and
- (g) The area below the flood protection elevation shall be used solely for parking or building access and shall not be later modified or occupied as habitable space.

(C) Manufactured homes, recreational vehicles or travel trailers to be installed on site for more than one hundred eighty (180) days per year shall meet the following conditions:

- (1) Elevated to or above the flood protection elevation; and
- (2) Anchored to resist flotation, collapse, or lateral movement by being tied down in accordance with the Rules and Regulations

for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 IL Adm. Code 870.

(D) Non-Residential buildings may be structurally flood proofed (in lieu of elevation) provided a registered professional engineer certifies that:

- (1) Below the flood protection elevation, the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood;
- (2) The building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and impact from debris and ice; and
- (3) Flood proofing measures will be operable without human intervention and without an outside source of electricity. Levees, berms, floodwalls and similar works are not considered flood proofing for the purpose of this subsection.

(E) Garages or sheds constructed ancillary to a residential use may be permitted provided the following conditions are met:

- (1) The garage or shed must be non-habitable; and
- (2) The garage or shed must be used only for the storage of vehicles and tools and cannot be modified later into another use; and
- (3) The garage or shed must be located outside of the floodway; and
- (4) The garage or shed must be on a single family lot and be accessory to an existing principal structure on the same lot; and
- (5) Below the base flood elevation, the garage or shed must be built of materials not susceptible to flood damage; and
- (6) All utilities, plumbing, heating, air conditioning and electrical must be elevated above the flood protection elevation; and
- (7) The garage or shed must have at least one permanent opening on each wall no more than one foot above grade with one square inch of opening for every square foot of floor area; and
- (8) The garage or shed must be less than \$7,500 in market value or replacement cost whichever is greater or less than 500 square feet; and

- (9) The structure shall be anchored to resist floatation and overturning; and
 - (10) All flammable or toxic materials (gasoline, paint, insecticides, fertilizers, etc.) shall be stored above the flood protection elevation; and
 - (11) The lowest floor elevation should be documented and the owner advised of the flood insurance implications
- (F) A building may be constructed with a crawlspace located below the flood protection elevation provided that the following conditions are met:
- (1) The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and
 - (2) Any enclosed area below the flood protection elevation shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one opening on each wall having a total net area of not less than one square inch per one square foot of enclosed area. The openings shall be no more than one foot above grade; and
 - (3) The interior grade of the crawlspace below the flood protection elevation must not be more than 2 feet below the lowest adjacent exterior grade; and
 - (4) The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundation wall must not exceed 4 feet at any point; and
 - (5) An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event; and
 - (6) Portions of the building below the flood protection elevation must be constructed with materials resistant to flood damage; and
 - (7) Utility systems within the crawlspace must be elevated above the flood protection elevation.

SECTION 17-109 SUBDIVISION AND OTHER DEVELOPMENT REQUIREMENTS.

The Village Board shall take into account flood hazards, to the extent that they are known, in all official actions related to land management use and development.

- (A) **Data Required.** New subdivisions, manufactured home parks, annexation agreements, planned unit developments, and additions to manufactured home parks and subdivisions shall meet the damage prevention and building protection standards of Sections 17-107 and 17-108 of this Code. Any proposal for such development shall include the following data:
- (1) The base flood elevation and the boundary of the floodplain (where the base flood elevation is not available from an existing study, the applicant shall be responsible for calculating the base flood elevation);
 - (2) The boundary of the floodway when available; and
 - (3) A signed statement by a Registered Professional Engineer that the proposed plat or plan accounts for changes in the drainage of surface waters in accordance with the Plat Act. (765 Illinois Compiled Statutes, Sec. 205/2).
- (B) **Health Standards.** Public health standards must be met for all floodplain development. In addition to the requirements of Sections 17-107 and 17-108, the following standards apply:
- (1) No development in the floodplain shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the flood protection elevation unless such materials are stored in a flood proofed and anchored storage tank and certified by a professional engineer or flood proofed building constructed according to the requirements of Section 17-108 of this Code.
 - (2) Public utilities and facilities such as sewer, gas, and electric shall be located and constructed to minimize or eliminate flood damage.
 - (3) Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
 - (4) New and replacement on-site sanitary sewer lines or waste disposal systems shall be located and constructed to avoid impairment

to them or contamination from them during flooding. Manholes or other above ground openings located below the flood protection elevation shall be watertight.

- (5) Critical facilities shall be protected to the 500-year flood elevation. In addition, all ingress and egress from any critical facility must be protected to the 500-year flood elevation.
- (6) All other activities defined, as development shall be designed so as not to alter flood flows or increase potential flood damages.

All new plats recorded must show the location of any floodplains and must be signed, sealed, and certified by an Illinois Registered Land Surveyor as per the requirements of Public Act 85-267.

SECTION 17-110 VARIANCES.

Whenever the standards of this Code place undue hardship on a specific development proposal, the applicant may apply to the Planning & Zoning Board for a variance. The Planning & Zoning Board shall review the applicant's request for a variance and shall submit its recommendation to the Board of Trustees. The Board of Trustees may attach such conditions to granting of a variance as it deems necessary to further the intent of this Code.

- (A) **Requirements for Variance.** No variance shall be granted unless the applicant demonstrates that:
 - (1) The development activity cannot be located outside the floodplain,
 - (2) An exceptional hardship would result if the variance were not granted,
 - (3) The relief requested is the minimum necessary,
 - (4) There will be no additional threat to public health or safety, or creation of a nuisance,
 - (5) There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities,
 - (6) The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP; and
 - (7) All other required local, state and federal permits have been obtained. (65 ILCS Sec. 5/11-13-4 and 5/11-13-5 establishes specific municipal zoning variance criteria.)

- (B) **Notification of Applicant.** The Code Administrator shall notify an applicant in writing that a variance from the requirements of the building protection standards of Section 17-108 would lessen the degree of protection to a building will:

- (1) Result in increased premium rates for flood insurance up to Twenty-Five Dollars (\$25.00) for One Hundred Dollars (\$100.00) of insurance coverage,
- (2) Increase the risks to life and property; and
- (3) Require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.

[NOTE: The Standard Flood Insurance Policy permits an insurance adjustor to not pay for damage that was caused by something the owner did which increased the hazard to the property. Section 1316 of the National Flood Insurance Act authorizes local officials to request denial of flood insurance for buildings in violation of local floodplain codes.]

- (C) Variances to the building protection requirements of Section 17-108 of this Code requested in connection with the reconstruction, repair or alteration of a site or building included on the National Register of Historic Places or the Illinois Register of Historic Places may be granted using criteria more permissive than the requirements of Section 17-110 (A)(1-5).

SECTION 17-111 DISCLAIMER OF LIABILITY.

The degree of protection required by this Code is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes. This Code does not imply that development either inside or outside of the floodplain will be free from flooding or damage. This Code does not create liability on the part of the Village of Swansea or any officer or employee thereof for any flood damage that results from reliance on this Code or any administrative decision made lawfully thereunder.

SECTION 17-112 PENALTY.

Failure to obtain a permit for development in the floodplain or failure to comply with the conditions of a permit or a variance shall be deemed to be a violation of this Code. Upon due investigation, the Code

Administrator may determine that a violation of the minimum standards of this Code exists. The Code Administrator shall notify the owner in writing of such violation.

- (A) If such owner fails, after ten (10) days' notice, to correct the violation:
 - (1) The Village of Swansea may make application to the Circuit Court for an injunction-requiring conformance with this Code or make such other order, as the court deems necessary to secure compliance with this Code.
 - (2) Any person who violates this Code shall, upon conviction thereof, be fined not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00).
 - (3) A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.
- (B) The Code Administrator shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.
- (C) Nothing herein shall prevent the Village of Swansea from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

SECTION 17-113 ABROGATION AND GREATER RESTRICTIONS.

This Code repeals and replaces other ordinances adopted by the Village of Swansea Board of Trustees to fulfill the requirements of the National Flood Insurance Program including: Ordinance No. 722. However, this Code does not repeal the original ordinance adopted to achieve eligibility in the Program. Nor does this Code repeal, abrogate, or impair any existing easements, covenants or deed restrictions. Where this Code and other ordinance easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION 17-114. SEPARABILITY

The provisions and sections of this ordinance shall be deemed separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder. (65 ILCS 5/1-2-1; 5/11-12-12; 5/11-30-2; 5/11-30-8 and 5/11-31-2)

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CHAPTER 18

SWANSEA MANUFACTURED HOME CODE

PART 1
GENERAL PROVISIONS

- SECTION 18-101. GENERAL APPLICABILITY.
- SECTION 18-102. COMPLIANCE WITH ZONING CODE.
- SECTION 18-103. DEPENDENT MANUFACTURED HOME.
- SECTION 18-104. TRANSFORMATION OF MANUFACTURED HOME.
- SECTION 18-105. EMERGENCY PARKING.
- SECTION 18-106. SALES AND INSPECTION.
- SECTION 18-107. ADDITIONS TO MANUFACTURED HOMES.
- SECTION 18-108. JACKS AND STABILIZERS.
- SECTION 18-119. STANDS.
- SECTION 18-110. ANCHORS AND TIE DOWNS.
- SECTION 18-111. SKIRTING.
- SECTION 18-112. COMPLIANCE WITH DISTRICT REGULATIONS.
- SECTION 18-113. DISPLAY OF TITLE.
- SECTION 18-114. STATE REQUIREMENTS.
- SECTION 18-115. AGE OF MANUFACTURED HOMES.

SECTION 18-101. GENERAL APPLICABILITY.

All manufactured and mobile homes, wherever situated within the Village of Swansea, shall conform to the regulations contained in Part 1 hereof. For the purposes of this Chapter, the terms "Manufactured Home" and "Mobile Home" shall be considered to include the other.

SECTION 18-102. COMPLIANCE WITH ZONING CODE.

It shall be unlawful for any person to place or locate a manufactured home on any street, alley or other public place, or on any lot or other area of land within the Village of Swansea, except as provided in the Swansea Zoning Code and as otherwise permitted by this Chapter.

SECTION 18-103. DEPENDENT MANUFACTURED HOMES.

No dependent manufactured home, as defined in Section 20-202, shall be used as a dwelling within any manufactured home park or upon any lot or property located within the Village of Swansea.

SECTION 18-104. TRANSFORMATION OF MANUFACTURED HOME.

(A) It shall be unlawful for any person owning or operating a manufactured home park, or any person owning or occupying a manufactured home located in a manufactured home park, to remove or cause to have removed the wheels or any similar transportation device from any manufactured home or otherwise permanently affix it to the ground in a manner which would prevent the ready removal of said manufactured home from the manufactured home park, without first obtaining a permit to do so.

(B) Any alteration to any manufactured home as above set forth, shall be construed as an attempt to make the manufactured home immobile and remove it from the requirements of provisions regarding manufactured home parks.

SECTION 18-105. EMERGENCY PARKING.

No manufactured home shall be parked anywhere in the Village of Swansea, except in accordance with this Chapter, the Swansea Zoning Code and other applicable Chapters; provided, however, that emergency parking of manufactured homes for less than seventy-two (72) hours is permissible, if such parking does not impede or obstruct the normal flow of traffic.

SECTION 18-106. SALES AND INSPECTION.

A manufactured home may be parked for inspection and sale on property other than a street, alley or public way, if it otherwise complies with the provisions of this Chapter and the Swansea Zoning Code.

SECTION 18-107. ADDITIONS TO MANUFACTURED HOMES.

- (A) No permanent addition shall be built on to or become part of any manufactured home.
- (B) Minor alterations shall be permitted in accordance with the following provisions and requirements:
 - (1) Cabanas, patios or porches shall be permitted to be attached to a manufactured home, provided they have at least one side open, except for screening from insects.
 - (2) Structures having an area not exceeding ten percent (10%) of the total square foot area of the manufactured home shall be permitted to be attached to a manufactured home, and may be entirely enclosed, if used for storage purposes only.
 - (3) Carports and garages may be constructed as accessory uses to a manufactured home but shall not be attached.
 - (4) A building permit shall be required for any such alteration to a manufactured home.

SECTION 18-108. JACKS AND STABILIZERS.

Jacks or stabilizers may be placed under the frame of a manufactured home to prevent movement on the springs while the manufactured home is parked and occupied.

SECTION 18-109. STANDS.

Every manufactured home shall be placed on a stand to provide adequate support therefore. The stand shall extend the length of the support of the manufactured home and shall consist of either:

- (A) A four inch (4") thick concrete slab, or;
- (B) Eight inch (8") thick runners a minimum of twenty-four inches (24") in width, or;

- (C) Eighteen inch (18") diameter piers set a minimum of twenty-four inches (24") deep or through the depth of the fill, whichever is the greater.

SECTION 18-110. ANCHORS AND TIE DOWNS.

Every manufactured home shall be anchored and tied down in accordance with applicable state regulations of the State of Illinois.

SECTION 18-111. SKIRTING.

Every manufactured home shall be skirted with fire resistant material. Skirting shall be equipped with an inspection door at least twenty-four (24") wide to allow access to the underside of the home.

SECTION 18-112. COMPLIANCE WITH DISTRICT REGULATIONS.

Every manufactured home shall comply with all applicable zoning district requirements, as contained in the Swansea Zoning Code for the district in which the manufactured home is or shall be located.

SECTION 18-113. DISPLAY OF TITLE.

All manufactured homes shall display a certificate of title in accordance with the instructions of the Secretary of State of the State of Illinois.

SECTION 18-114. STATE REQUIREMENTS.

Except where they conflict with the provisions of this Chapter, the Mobile Home Park Act (PA 77-1472), the Mobile Home Tie Down Act (PA 81-587), and the "Rules and Regulations for Mobile Home Parks" as approved by the Illinois Department of Public Health, shall be applicable to mobile and manufactured homes within the corporate limits of the Village of Swansea.

SECTION 18-115. AGE OF MANUFACTURED HOMES.

Every manufactured home, as defined, hereinafter located within the Village of Swansea, shall meet the requirements of the Federal Manufactured Housing Construction and Safety Standards Act (effective June 15, 1976), and shall have the red metal label signifying such compliance permanently affixed to the manufactured home.

Exception: Existing mobile homes, as defined, currently occupying any lot within a manufactured home park within the Village of Swansea that are relocated to another lot within the same manufactured home park.

Any person desiring to place a manufactured home, as defined herein, within the Village of Swansea which was manufactured prior to the effective date of the Federal Manufactured Housing Construction and Safety Standards Act shall have the burden of demonstrating compliance with each and every provision of said Federal Manufactured Housing Construction and Safety Standards Act. In the event an individual home is shown to comply with the regulations of the Federal Act, then it shall be permissible to place same within the Village of Swansea.

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CHAPTER 18

SWANSEA MANUFACTURED HOME CODE

PART 2

MANUFACTURED HOME PARK LICENSE AND PERMIT REQUIREMENTS

- SECTION 18-201. PURPOSE.
- SECTION 18-202. MANUFACTURED HOMES PARKS.
- SECTION 18-203. ISSUANCE OF LICENSE, EXPIRATION AND RENEWAL.
- SECTION 18-204. PERMIT TO CONSTRUCT OR ALTER.
- SECTION 18-205. REQUIRED INSPECTIONS.
- SECTION 18-206. REJECTION OF APPLICATION.
- SECTION 18-207. AMENDMENT OF SITE PLAN.
- SECTION 18-208. INSPECTION AND LICENSING REQUIREMENT.
- SECTION 18-209. REVOCATION OF SUSPENSION OF LICENSE.
- SECTION 18-210. RIGHT TO PUBLIC HEARING.
- SECTION 18-211. CONTINUING COMPLIANCE WITH REGULATIONS.
- SECTION 18-212. ENFORCEMENT.

SECTION 18-201. PURPOSE.

The purpose of this Part is to provide regulations for the creation, licensing, and maintenance of manufactured home parks. Although "lots" in a manufactured home park may not be classified as "lots of record", for the purpose of establishing bulk/area regulations, all manufactured home parks shall be developed in a manner so that zoning lots are designated for each manufactured home. For the purpose of enforcement, the restrictions in Section 20-811 of the Swansea Municipal Code.

SECTION 18-202. MANUFACTURED HOMES PARKS.

- (A) A manufactured home dwelling may be used as a residence for one (1) family in any park expressly designed and intended for the exclusive use of manufactured homes.
- (B) Any manufactured home placed or otherwise located on a lot in such park shall comply with all applicable requirements of the Swansea Zoning Code.
- (C) Not more than one (1) manufactured home dwelling shall be permitted on any lot.
- (D) Plans for the development of any manufactured home park, which are submitted to the Village of Swansea for review and approval, shall comply to the procedures, standards of design and required improvements, all as contained in the Swansea Subdivision Code.

SECTION 18-203. ISSUANCE OF LICENSE, EXPIRATION AND RENEWAL.

- (A) No person shall establish, maintain, conduct or operate a manufactured home park after the adoption of this Chapter without first obtaining a license therefore from the Village Clerk.
 - (1) Such license shall expire at midnight on April 30th of each year.
 - (2) Such license shall be renewed from year to year upon payment of the annual license fee herein provided.
 - (3) All licenses to operate a manufactured home park shall be prominently displayed in the office of the manufactured home park.
 - (4) All licenses issued under this Chapter shall be nontransferable without the written consent of the Board of Trustees of the Village of Swansea.
- (B) In addition to the application and permit fees provided herein, the licensee shall pay the Village Clerk, on or before April 30th of each year, an annual license fee of fifty dollars (\$ 50.00).
- (C) The Code Administrator may cause to be issued a revised license for additional manufactured home lots when they are to be occupied by the end of the license year, provided that such

additional lots have been inspected and approved, in writing, by the inspection officers and further provided that when applicable, the requirements of Section 18-310 have been complied with.

SECTION 18-204. PERMIT TO CONSTRUCT OR ALTER.

- (A) No person shall construct or make alterations to a manufactured home park without first obtaining a permit.
- (B) All permits to construct, and all permits to make alterations therein, shall be prominently displayed in the office of the manufactured home park.
- (C) An application for a permit to construct a manufactured home park or to make alterations therein shall be filed in accordance with the applicable provisions set forth in the Swansea Zoning Code.
- (D) In addition to the documents and information required by the zoning code, the applicant shall submit with the application the following materials:
 - (1) The full name and address of the applicant or applicants, or names and addresses of each partner if applicable or the names and addresses of the officers if the applicant is a corporation and the present and last occupation of the applicant at the time of filing of the application;
 - (2) The location and legal description of the tract of land upon which it is proposed to operate and maintain a manufactured home park;
 - (3) Proposed and existing facilities at the manufactured home park for sewage, garbage, waste disposal, water supply, fire protection, and for a sanitary community building, if provided; or the proposed alterations therein and maintenance thereof;
 - (4) The proposed method of lighting the structures and land upon which the manufactured home park is to be located;
 - (5) The plot plans of the manufactured home park, building plans and specifications for existing buildings and facilities, or the plans and specifications for new buildings and facilities for the proposed alterations in existing facilities, all as may be required by the provisions of this chapter and the rules and regulations of the Illinois Department of Public Health;

(6) An affidavit of the applicant or applicants as to the truth of the matters contained in the application shall be attached thereto. Each application shall be accompanied by an application fee as set forth in the Swansea Zoning Code.

(7) Each application fee shall be paid to the Village Clerk by a separate certified check or United States money order in the amount of the application fee; the application fee once paid to the Village Clerk, shall not be refunded.

(E) The Zoning Administrator shall promptly transmit said application, together with any advice he may wish to offer to the Planning And Zoning Board.

SECTION 18-205. REQUIRED INSPECTIONS.

(A) The following inspections shall be performed by the Village Officers indicated prior to the approval of any license or permit to construct or alter any manufactured home park in the Village.

(1) The Plumbing Inspector shall inspect the sewage and water facilities for any manufactured home park to assure compliance with Sections 18-304, 18-305, and 18-306 hereof.

(2) The Code Administrator, or his deputy, shall inspect all electrical and structural improvements required by Sections 18-303, 18-307, 18-308, and 18-309 hereof.

(3) The Village Engineer shall inspect all site locations and layouts and all street improvements and lighting arrangements required by this Chapter.

(B) Upon completion of the required inspections, the above officers, who may be referred to herein as "inspection officers", shall report their findings to the Village Clerk.

SECTION 18-206. REJECTION OF APPLICATION.

(A) If the application for a license is rejected by the inspection officers or the Planning And Zoning Board the reason or reasons therefore shall be stated.

(B) If the objections contained therein can be corrected, the applicant may amend his application and re-submit it for approval.

SECTION 18-207. AMENDMENT OF SITE PLAN.

- (A) If a permit to construct a manufactured home park has been issued, no change in any sanitary facilities, methods of water supply, sewer, drainage, garbage or waste disposal, or change in the plot plan shall be made without first making written application to the Planning And Zoning Board and receiving a written permit there from.
- (1) Such application shall be made in accordance with the applicable provisions of the Swansea Zoning Code.
 - (2) A fee amounting to twenty-five dollars (\$25.00), plus one dollar (\$1.00) per manufactured home space or lot shall accompany each application for a permit to alter such manufactured home park.
 - (3) No application fee shall be required to accompany the application for a permit to alter a manufactured home park where such alteration involves only a reduction in the number of manufactured home lots or spaces to a number less than that for which the manufactured home park is currently licensed.
 - (4) Such change or changes shall comply with all safety and sanitary codes, building codes, zoning codes, and rules and regulations of the Illinois Department of Public Health, as all are applicable thereto.

SECTION 18-208. INSPECTION AND LICENSING REQUIREMENT.

- (A) If a permit to construct a manufactured home park has been issued, the applicant, upon completion thereof, shall notify the Code Administrator. The inspections required by Section 18-305, shall then be performed within the manufactured home park, to determine whether the applicant has complied with the provisions of this Chapter, the Swansea Zoning Code, and any other applicable Chapters or rules and regulations.
- (1) If the inspection officers find the manufactured home park constructed in accordance with the accepted application and the codes of the Village of Swansea, the Village Clerk shall issue the license.
- (B) The inspection officers named above are hereby authorized to enter upon the premises of any existing manufactured home park or any proposed manufactured home park for which a

permit or license has been issued at any reasonable time without further authorization, in order to inspect the premises and perform the duties as provided for herein.

- (1) The inspection officers shall inspect, at least once per year, each manufactured home park licensed under the provisions of this Chapter to determine the compliance thereto and shall note and shall act upon each violation.

SECTION 18-209. REVOCATION OF SUSPENSION OF LICENSE.

- (A) Any license granted hereunder shall be subject to revocation or suspension by the inspection officers named herein; provided, however, that the inspectors shall first serve or cause to be served upon the Licensee, a written notice which shall specify any alleged violations of this Chapter, the Zoning Code or any other applicable ordinance or code of the Village of Swansea, or any rules or regulations promulgated by the Department pertaining thereto.
- (B) The notice shall require the Licensee to remove or abate such condition specified in the notice, within five (5) days or within a longer period of time as may be allowed by the inspector.
- (C) If the Licensee fails to comply with the terms and conditions of the notice within the specified time, the inspector may revoke or suspend such license. Notice of revocation or suspension shall be served upon the Licensee within five (5) days thereafter.

SECTION 18-210. RIGHT TO PUBLIC HEARING.

- (A) Any person refused a license or whose license is suspended or revoked shall have the right to a hearing before the Board of Trustees.
- (1) A written notice of a request for such hearing shall be served upon the Board of Trustees within thirty (30) days of such refusal of a permit to construct or alter, or refusal of a license, or suspension or revocation thereof.
- (B) The public hearing shall be conducted by the President of the Board of Trustees.
- (1) The President may compel by subpoena, or subpoena deuces tecum the attendance and testimony of witnesses and the production of books and papers, and shall administer oaths to witnesses.

- (2) The President shall give written notice of the time and place of hearing by registered mail to the Licensee or applicant, not less than 15 days, nor more than 30 days prior to such hearing.
 - (C) The applicant or Licensee may appear in person, or by counsel, or by duly authorized agent.
 - (1) At said hearing the applicant or Licensee shall be afforded an opportunity to present all relevant evidence in support of his application for license or renewal of license or in resistance to the revocation thereof.
 - (D) In the event of the inability of any party or the Board of Trustees to procure the attendance of witnesses to give testimony or produce books and papers, such party or the Board of Trustees may take the testimony of said witness by deposition as provided for by the Illinois Code of Civil Procedure.
 - (1) All testimony taken at the hearing shall be reduced to writing and all such testimony and other evidence introduced at the hearing shall be a part of the official record.
 - (E) The Board of Trustees shall make findings of fact in such a hearing and shall render its decision within 30 days after the termination of the hearing, unless additional time is required for proper disposition of the matter.
 - (1) The Board of Trustees shall give written notice of its decision by registered mail to the Licensee or applicant, not more than 30 days after the date of the public hearing.
 - (F) Technical errors in the proceedings before the Board of Trustees, or their failure to observe the technical rules of evidence, shall not constitute grounds for the reversal of any administrative decision unless it appears to the court that such error or failure materially affected the rights of any party, and resulted in substantial injustice to the party.
- (A) Except as otherwise provided in this Chapter, the Code Administrator, or his deputy, shall administer and enforce this Chapter, including the receiving of applications, the inspection of premises and the issuing of building and other permits and certificates of occupancy.
 - (1) No building or other permit or certificate of occupancy shall be issued by the building commission, except where the provisions of this chapter have been complied with.
 - (B) Whenever any construction, alteration or other activity is being conducted in violation of the provision of this Chapter, or in the case of any other violation of this Chapter, the Code Administrator may order the activity stopped by notice in writing served upon any person engaged in or causing such work or activity to be performed, and any such person shall forthwith stop such activity until authorized by the Code Administrator to proceed with the activity.
 - (C) Whenever a violation of this Chapter occurs, any person may file a complaint with the Village of Swansea.
 - (1) Such action shall not limit other remedies available with or without the issuance of a stop order as above provided.
 - (2) The Code Administrator, or authorized representative, may issue or serve a summons, citation or other process for any violation and may prosecute a violator therefore in a court of competent jurisdiction.

SECTION 18-211. CONTINUING COMPLIANCE WITH REGULATIONS.

The person to whom a permit or license for a manufactured home park is issued, shall at all times, operate the park in compliance with this Chapter and regulations issued there under, and shall provide supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition at all times.

SECTION 18-212. ENFORCEMENT.

CHAPTER 18

SWANSEA MANUFACTURED HOME CODE

PART 3

MANUFACTURED HOME PARK DESIGN STANDARDS

- SECTION 18-301. SITE LOCATION.
- SECTION 18-302. SITE LAYOUT.
- SECTION 18-303. SERVICE BUILDINGS AND REQUIREMENTS.
- SECTION 18-304. WATER SUPPLY.
- SECTION 18-305. SEWAGE DISPOSAL.
- SECTION 18-306. PLUMBING REGULATIONS.
- SECTION 18-307. REFUSE DISPOSAL AND PEST CONTROL.
- SECTION 18-308. LIQUID AND GAS FUEL PIPING AND STORAGE.
- SECTION 18-309. ELECTRICAL DISTRIBUTION AND SERVICE.
- SECTION 18-310. MANUFACTURED HOME SPACE, MINIMUM SIZE.
- SECTION 18-311. SPEED LIMIT.
- SECTION 18-312. ON-STREET PARKING.
- SECTION 18-313. PUBLIC HAZARDS.
- SECTION 18-314. MAINTENANCE OF PARK FACILITIES.

SECTION 18-301. SITE LOCATION.

- (A) Each manufactured home park licensed or to be constructed under the provisions of this Chapter, shall be constructed, operated and maintained in accordance with the requirements of this Part.
- (B) Every manufactured home park shall be located on a well drained site and shall be located so that its drainage will not constitute an unreasonable hazard or nuisance to persons, property or the water supply in the immediate vicinity of the Site.
- (C) Manufactured home parks shall be made free from marshes, swamps or other potential breeding places for insects or rodents.
- (D) Park sites shall not be subject to flooding, fire, or safety hazards and shall not be exposed to nuisances.

- (B) All driveways or access ways providing ingress and egress for the manufactured home park, between the outboundary property line of the manufactured home park and the improved surface of any public road, shall be constructed in accordance with the provisions and requirements of the Swansea Subdivision Code.

- (1) Driveways or accessways within a manufactured home park shall have an all-weather surface.
- (2) All driveways or accessways within the manufactured home park, established after the effective date of this Chapter, shall be not less than twenty-four feet (24)' in width bounded by a concrete curb and gutter not less than six inches (6") in thickness.

- (C) All manufactured homes shall be placed on a manufactured home stand constructed of concrete of at least five (5) bag mix and not less than four inches (4") in thickness. In addition, all manufactured home stands shall be at least ten feet (10)' wide by forty feet (40) in length.

SECTION 18-302. SITE LAYOUT.

- (A) The arrangement of manufactured homes within the manufactured home park shall comply to the applicable provisions of the Swansea Zoning Code, including the area/bulk restrictions contained therein.

SECTION 18-303. SERVICE BUILDINGS AND REQUIREMENTS.

A convenience service building providing laundry facilities or office and storage accommodations may be constructed in a manufactured home park. If such building and facilities are provided, however, the following regulations shall apply:

- (A) Such buildings shall be located at least fifteen feet (15') from any manufactured home space;
- (B) The owner shall comply with all building codes, electrical codes, plumbing codes, mechanical codes, and the Zoning Code, as adopted by the Village of Swansea.

SECTION 18-304. WATER SUPPLY.

- (A) Water of safe, sanitary quality under pressure capable of furnishing a minimum of two hundred (200) gallons per day per home space shall be provided in each manufactured home park.
- (B) The number of manufactured home spaces to be occupied in the manufactured home park shall be limited by the quantity of the water available to supply each manufactured home with the minimum requirements.
- (C) Each manufactured home space shall be provided with individual tap and individual water meter and each tap shall protrude not less than four inches (4") above the ground and the supply main shall not be less than four inches (4") in diameter.
- (D) The plans and specifications of the water distribution system shall be approved by the Illinois Department of Public Health.
- (E) Where an approved public supply of water is available, connection shall be made thereto and its supply shall be used exclusively.

SECTION 18-305. SEWAGE DISPOSAL.

- (A) Each manufactured home shall be served by a central sewage collection system and each manufactured home shall be provided with at least a four inch (4") sewer connection.
 - (1) The sewer connection shall be provided with suitable fittings so that a water tight, self-draining connection can be made between the manufactured home and the sewer connection.
 - (2) Each individual manufactured home connection shall be so constructed so that they can be closed when not linked to the manufactured home, and shall be so trapped as to prevent any escape of odor or gas.

- (B) No water or waste shall be allowed to fall to the ground from a manufactured home.
- (C) The plans and specifications of the sewage collection system shall be approved by the Illinois Department of Public Health.
- (D) When an approved public sewage system is reasonably available, connection shall be made thereto and said public system shall be used exclusively.
- (E) An independent sewage system to serve the manufactured home park shall be permitted only after express approval has been granted in writing by the Village of Swansea Board of Trustees, and only if the plans and specifications for the sewage system have been approved by the Illinois Department of Public Health.
 - (1) No septic tank system shall be approved.

SECTION 18-306. PLUMBING REGULATIONS.

All plumbing in the manufactured home park shall comply with the plumbing codes and regulations as established by the State of Illinois and shall be inspected and approved by the Village of Swansea Engineer.

SECTION 18-307. REFUSE DISPOSAL AND PEST CONTROL.

- (A) The storage, collection and disposal of refuse in the manufactured home park shall be so managed as to create no health hazard, rodent harborage, insect breeding area, accident hazard, or air pollution.
 - (1) All refuse shall be stored in fly tight, water tight, rodent proof containers which shall be provided in sufficient number and capacity to accommodate all refuse from the manufactured home park.
 - (2) Satisfactory container racks or holders shall be provided at permanent locations convenient to manufactured home spaces in areas appropriately screened. Incinerators shall not be permitted. Methods of storage, collection and disposal shall comply with the rules and regulations set forth by the Illinois Department of Public Health.
- (B) Adequate insect and rodent control measures shall be employed.
 - (1) All buildings and structures shall be fly and rodent proof.

- (2) Rodent harborages shall not be permitted to exist in the park.

SECTION 18-308. LIQUID AND GAS FUEL PIPING AND STORAGE.

- (A) All piping from outside fuel storage tanks or cylinder to heating or cooking units in manufactured homes shall be not less than standard weight, wrought iron or steel pipe, or brass or copper pipe of iron size and shall be permanently installed and securely fastened in place.

- (1) All such fuel lines shall be provided with a stop cock at the outlet of the fuel container and another stop cock just before the fuel line enters the manufactured home.

SECTION 18-309. ELECTRICAL DISTRIBUTION AND SERVICE.

- (A) Underground electrical lines shall be at least twenty-four inches (24") below ground surface and at least one foot (1') radial distance from sewer, water, gas or communications lines. If overhead power lines are installed, they shall be at least eighteen feet (18') above streets or roads. A minimum horizontal clearance of at least three (3') shall be provided between overhead lines and any structure.

- (B) Electrical outlets for each individual manufactured home space shall be provided.

- (1) No connected electrical extension cord shall lie on the ground or be suspended less than seven (7') from the ground above sidewalks or pathways.

- (2) All electrical wiring, equipment and appurtenances shall be installed and maintained in accordance with the applicable codes and regulations of the Village of Swansea.

- (C) All park streets shall be lighted with an average illumination of at least one hundred fifty (150) watts every one hundred fifty feet (150'), with additional lighting at potentially hazardous locations, such as park entrances, streets and walkways, or steps.

SECTION 18-310. MANUFACTURED HOME SPACE, MINIMUM SIZE.

The minimum size of a manufactured home space shall be as provided in the Swansea Zoning Code.

SECTION 18-311. SPEED LIMIT.

The manufactured home park management shall install and enforce a 10 mph speed limit within the manufactured home park.

SECTION 18-312. ON-STREET PARKING.

On-street parking shall be limited to guests visiting the park.

SECTION 18-313. PUBLIC HAZARDS.

Automobiles which are not in operating condition, and junk, trash or other refuse as would create a health or safety hazard, shall not be permitted to be maintained in any manufactured home park, and shall promptly be removed by the owner, or Licensee of the park.

SECTION 18-314. MAINTENANCE OF PARK FACILITIES.

The management of every manufactured home park shall assume full responsibility for maintaining in good repair and condition all roadways and accessways, and all sanitary and safety appliances in the park and shall promptly bring such action as is necessary to prosecute or eject from the park any person or persons who willfully and maliciously damage such appliances, or any person or persons who fail to comply with the regulations of this Chapter.

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CHAPTER 18

SWANSEA MANUFACTURED HOME CODE

PART 4

MANUFACTURED HOME RESIDENTIAL SUBDIVISION

SECTION 18-401. PURPOSE AND INTENT.

SECTION 18-402. INCORPORATION OF SWANSEA SUBDIVISION CODE.

SECTION 18-403. ADDITIONAL REQUIREMENTS.

SECTION 18-401. PURPOSE AND INTENT.

The manufactured home residential subdivision is primarily intended to provide areas suitable for the placement of manufactured homes on individual and privately owned lots.

SECTION 18-402. INCORPORATION OF SWANSEA SUBDIVISION CODE.

The standards, requirements, terms and procedures contained in the Swansea Subdivision Code, are hereby incorporated by reference herein. Every manufactured home residential subdivision shall comply with all of the requirements of the subdivision code.

SECTION 18-403. ADDITIONAL REQUIREMENTS.

- (A) In addition to compliance with the Village of Swansea subdivision regulations as provided in Section 18-402, every manufactured home residential subdivision shall also comply with the provisions of Section 18-308 and Section 18-309.
- (B) Every manufactured home located within a manufactured home residential subdivision shall comply with the requirements of Chapter 18, Part 1 of the Swansea Municipal Code.

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