

ORDINANCE 96 - 20
AMENDMENT TO KENDALL COUNTY ZONING ORDINANCE TEXT

WHEREAS, the Kendall County Board deems it to be in the best interest of the County to update and revise the Kendall County Zoning Ordinance from time to time,

AND WHEREAS, the required public hearing was held before the Kendall County Zoning Board of Appeals, and the following text was reviewed and approved by the Kendall County State's Attorney,

NOW, THEREFORE BE IT ORDAINED that the Kendall County Zoning Ordinance is revised and amended as follows:

SECTION 3.02 DEFINITIONS

Trailer, Recreational. A vehicular-type unit primarily designed as temporary living quarters for recreational, camping or travel use. It has a permanent chassis and it has its own motive power or is mounted on or towed by another vehicle. It is sometimes referred to as a travel trailer, camping trailer, truck camper, motor home, or recreational vehicle.

Mobile Home. A unit designed for year round living quarters. It has a permanent chassis but must be towed by another vehicle. It is designed to be installed on piers with tie-downs but not on a permanent foundation. It has toilet, cooking, and sleeping facilities and when connected to utilities on site may have plumbing, electrical, heating, and air conditioning systems contained therein. It is a least 8' wide and 40' long.

SECTION 4.08 RECREATIONAL TRAILERS AND MOBILE HOMES

A. Storage

1. Unoccupied recreational trailers can be located on lots in any district.
 - a. In agricultural and residential districts, no more than one recreational trailer can be stored per lot and not in the front yard.
 - b. In commercial or industrial districts, recreational trailers can be stored only as part a trailer storage or sale business.

2. Unoccupied mobile homes can be stored only in commercial and industrial districts and only as part of a trailer or sales business.

B. Occupancy and Location

1. Occupied recreational trailers and mobile homes may be located in "recreational camps" and "migrant labor camps" and subject to the standards and conditions of a special use permit.

2. Occupied recreational trailers and mobile homes may be located in residential districts only if:
 - a. The pre-existing home was made unsafe for occupancy by fire, tornado, flood, or other disaster, and
 - b. The occupants will be the future occupants of the home to be repaired or constructed on the same zoning lot.

3. Occupied mobile homes may be located in agricultural districts only if:

- a. Limited to one per zoning lot, and
- b. The occupants are either:
 - (1.) Require medical care or assistance of the occupant of the primary residence on the same zoning lot, or
 - (2.) Will be the future occupants of a home to be repaired or constructed on the same zoning lot, or
 - (3.) Whose primary employment is agricultural activities on the same zoning lot.

C. Installion

- 1. Occupied mobile homes must comply with County regulations for sewage disposal.
- 2. Occupied mobile homes must comply with State regulations for tie-downs.
- 3. Wheels, tongue, and hitch must remain attached.
- 4. Occupied mobile homes must be placed on piers having depth below the frost line.
- 5. Any stairs, decks, or other "add ons" must comply with County building regulations.

D. Permits

1. Permits are required for recreational trailers and mobile homes that are to be occupied

2. Occupied recreational trailers and mobile homes must show evidence of compliance with federal HUD regulations or the Illinois Mobile Home Safety Act.

3. Permits may be approved by the Zoning Administrator for up to 60 days and only when the pre-existing home was made unsafe for occupancy by fire, tornado, flood or other disaster.

4. Other permits may be approved by the Planning, Building, and Zoning Committee for up to one year and they may approve renewals.

5. Permits may be rescinded by the Planning, Building and Zoning Committee for failure to conform to this ordinance.

6. Recreational trailers and mobile homes must be removed from the zoning lot within 60 days of notice of the rescinded or expired permit.

PASSED this 19th day of November, 1996.



Chairman, County Board of
Kendall County, Illinois

ATTEST:



County Clerk