



Mobile Home Permit Requirements

It shall be unlawful for any mobile home older than 5 years to be moved into and/or occupied within the City of Troy unless approved by the Building Inspector, a completed building permit application is obtained and approved, and all fees established by the City of Troy have been paid. Documentation of age will be required.

1. The permit fee for a mobile home is \$100.
2. Mobile homes prior to occupancy shall meet all minimum requirements for plumbing, heating and electrical systems as set forth in all state and local laws. Mobile homes that do not meet these minimum requirements will not be issued a certificate of use and/or occupancy by the Building Dept.
3. All mobile homes must display a seal on the exterior of the unit to show evidence of compliance with all applicable safety codes.
4. All mobile homes shall be placed on a mobile home stand as specified by the City of Troy.
5. No mobile home shall be placed a lesser distance than those required in the zoning district in which the property is located, or where an existing development has already established a setback line on that block, newer mobile homes shall meet that established setback line. No mobile home, in any case, shall be parked closer than 5 feet to any side lot line or closer than 10 feet to any public street, alley or building. At no time shall a mobile home encroach on any easement or right-of-way.
6. Mobile homes shall be situated on each lot so as to provide a minimum of 20 feet clearance on all sides between other mobile homes.
7. Outside storage shall be provided for each mobile home lot by either the tenant or the mobile home park operator.
8. All mobile homes shall have either the entire perimeter enclosed or skirted.
9. No permanent or semi-permanent structure shall be affixed to any mobile home as an addition to the mobile home.
10. Steps, decks, porches or any other raised floor surface located more than 30 inches above grade, shall have all appropriate hand and guard rails.

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| Mobile Home Stand: | | | |
| Piers – 8 feet on center | Rock | Plastic | |
| Setbacks: | | | |
| Front – 25 feet from the street | Rear – 20 feet | Side – 10 feet | |
| Utilities: | | | |
| Water – 200 psi water pipe; service line should not be exposed | Sewer – Approved material with hangers every 4 feet | Electric – Proper service entrance cable enclosed in conduit from the meter to the panel box | Gas – Black pipe only to protect from physical damage |
| Anchors: Should be installed in compliance with the most current Illinois Mobile Home Tie Down Act | | | |
| < 50 feet – 2 vertical, 2 diagonal | > 50 feet - < 75 feet – 2 vertical, 3 diagonal | > 75 feet – 2 vertical, 4 diagonal | |