

ORDINANCE NO. 2025-4

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE
VILLAGE OF BRIGHTON
MACOUPIN AND JERSEY COUNTIES, ILLINOIS

CHAPTER 155
SECTION 055
MOBILE AND MODULAR HOMES

RECITALS

WHEREAS, on July 1, 2024, the President and Board of Trustees of the Village of Brighton adopted the above Ordinance regarding mobile homes in the Village and the governance thereof; and

WHEREAS, the President and Board of Trustees of the Village of Brighton have determined that there is a need to revise the governance for mobile homes for the benefit of its citizen; and

WHEREAS, the President and Board of Trustees of the Village of Brighton have determined it is necessary to outline the construction and placement of modular homes in the Village of Brighton.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD TRUSTEES OF THE VILLAGE OF BRIGHTON, MACOUPIN AND JERSEY COUNTIES, ILLINOIS, as follows:

Section 1. That Chapter 155, Section 055 shall be amended, in its entirety, as follows:

(A) Mobile Homes on individual lots:

- (1) No mobile home located outside a mobile home park or court may be replaced with another mobile home.
- (2) No mobile home shall be upon land located within the Village of Brighton zoning limits, unless it had been established before year 2021.
- (3) Mobile homes shall be utilized only as a dwelling unit for owner or renter occupancy.

(4) All mobile homes shall be connected to all available public utilities in accordance with all requirements for any residential structures in the Village of Brighton.

(5) All mobile homes shall conform to all zoning requirements that are applicable to the zoning district in which it is located.

(B) Modular Homes:

(1) Modular homes are often known as factory-built, prefabricated, or systems-built homes.

(2) A modular home is defined as a prefabricated house built off-site in a factory, completed in sections called modules, according to specific plans, then transported and assembled on a prepared foundation.

(3) All modular homes shall be placed in a full perimeter foundation, extending below the frost depth.

(4) All modular homes shall conform to all local building codes and zoning requirements.


Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the President and Board of Trustees of the Village of Brighton.

PASSED, APPROVED and PUBLISHED IN PAMPHLET FORM, by the President and Board of Trustees of the Village of Brighton this 7th day of April, 2025.

VILLAGE OF BRIGHTON
Macoupin and Jersey Counties, Illinois

BY: 
Matthew P. Kasten, President

ATTEST:


Tamara Jenkins, Village Clerk