

CHAPTER 1176

R-MH Mobile Home Park Districts

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CROSS REFERENCES

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Signs - see P. & Z. Ch. 1187

1176.01 INTENT.

The R-MH Mobile Home Park District is designed to provide sites for mobile home parks, which will generally serve as zones of transition between nonresidential development and multiple-family residential districts. It is intended that such mobile home parks shall be so located, designed and improved as to provide a desirable residential environment protection for adjacent residential properties and access for vehicular traffic without traversing minor streets in adjoining residential neighborhoods.

(Ord. 6-1985. Passed 2-18-85.)

1176.02 PRINCIPAL USES PERMITTED.

(a) In a Mobile Home Park District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter.

(1) Mobile Home Parks.

(2) Accessory structures and uses customarily incident to the above permitted uses.

(b) In a Mobile Home Park District, recreational vehicles shall not be occupied as living quarters.

(Ord. 6-1985. Passed 2-18-85.)

1176.03 REQUIRED CONDITIONS.

(a) All site plans for mobile home park developments shall be submitted to the City Site Plan Review Committee for its review and approval prior to the issuance of a building permit.

(b) All mobile home park developments shall be a minimum of ten acres in size.

(c) Access from the mobile home park to the nearest major thoroughfare shall be by means of a public right of way of not less than sixty feet in width. No access shall be permitted through a One-Family Residential District. No mobile home lot shall have direct access for vehicles to a public thoroughfare.

(d) The mobile home park development shall provide a twelve foot greenbelt between itself and all abutting districts. The greenbelt shall provide a continuous year round obscuring screen. A five foot masonry wall may be substituted for the greenbelt with the approval of the Planning Commission.

(e) Each mobile home lot shall contain a minimum area of at least 5,000 square feet.

(f) Each mobile home unit shall contain a minimum of 500 square feet of living space per family.

(g) Each mobile home unit shall be parked on concrete slabs, concrete runners or concrete piers of a minimum size of fourteen by fifty feet.

(h) No mobile home shall be located closer than fifty feet to the right-of-way line of a major thoroughfare, or twenty feet to any mobile home park property line.

(i) No building or structure hereafter erected or altered in a mobile home park shall exceed one-story or fourteen feet in height.

(j) A minimum of two off-street, automobile parking spaces shall be provided on each mobile home lot.

(k) Each mobile home lot shall provide underground services and utilities for each mobile home and service center.

(l) All mobile homes must be enclosed from the ground to the floor level of the mobile home with a solid type enclosure in order to eliminate any unsightly storage areas.

(m) Unless otherwise provided for in this chapter, all mobile home parks shall conform to the following laws and regulations:

(1) Ohio R.C. Sections 3733.01 through 3733.08.

(2) Chapter 3701-27 of the Rules of the Ohio Department of Health Public Health Council.

(Ord. 6-1985. Passed 2-18-85.)

1176.04 AREA AND BULK REQUIREMENTS.

See Section 1176.03, "Required Conditions" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard set back requirements, and other requirements for the location, layout construction, drainage, sanitation, safety tie-down, and operation of mobile home parks.

(Ord. 6-1985. Passed 2-18-85.)