

**REGULATIONS GOVERNING ESTABLISHMENT OF A MOBILE HOME DEVELOPMENT**

Wherever a Mobile Home Development is permitted, after public hearing and approval by the Board of Zoning Appeals, the following regulations, in addition or supplement to regulations 260-290, inclusive, of the Ohio Sanitary Code relative to the location, layout, construction, drainage, sanitation, safety and operation of house trailer parks, shall apply.

(1) Wherever the word "should" appears in the above referred to Regulations 260-290 or their explanation, it shall be interpreted to mean "shall".

(2) Mobile Home in this instance shall not include self-propelled vehicles.

(3) The minimum acreage of the Mobile Home Development shall be not less than ten (10) acres and the minimum number of mobile home spaces shall be not less than fifty (50).

(4) All mobile home developments shall be located along a major or secondary street with sufficient frontage to provide at least two (2) means of ingress and egress.

(5) Screening shall be provided along all outside property lines of a mobile home development except street frontage lines where the screening shall be along the set-back line. Such screening shall be not less than six (6) feet or more than eight (8) feet in height.

(6) At least ten percent (10%) of the mobile home development shall consist of greenbelts and open recreation areas.

(7) The minimum roadway width of interior one-way streets with parking permitted on one (1) side shall be twenty (20) feet. The minimum roadway width of two-way streets with parking permitted on one (1) side shall be thirty (30) feet. The minimum of two-way streets without parking permitted shall be twenty (20) feet. All roadways shall be paved and maintained.

(8) A three (3) foot concrete walk shall be provided along one (1) side of all streets.

(9) Appropriate lighting shall be required along all interior streets and walkways and shall be so

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positioned and shaded to avoid a glare on adjoining properties.

(10) Mobile home spaces shall be so arranged to provide an average of five thousand (5000) square feet per space exclusive of roadways, parkways, laundry facilities or other park service buildings.

(11) No mobile home shall be located nearer than fifty (50) feet from a side or back yard of a residentially zoned property.

(12) No mobile home shall be located nearer than thirty (30) feet from a major thoroughfare and shall have no direct access thereto.

(13) No mobile home shall be positioned nearer than fifteen (15) feet from an interior roadway.

(14) Mobile homes shall be so positioned on each space so that there will be at least a twenty-five (25) foot clearance between mobile homes, provided that where mobile homes are parked end to end, the end to end clearance shall be at least ten (10) feet.

(15) Each mobile home space shall provide a paved stand under each mobile home equal to the dimensions of the mobile home at least four (4) inches deep, with adequate footing at the jacking points, positioned at an angle in relation to the access street to make placement and removal of the mobile home practical.

(16) Each mobile home stand shall be provided with anchors and tiedowns such as eyelets imbedded in the concrete at least at each corner of the mobile home stand to secure the stability of the mobile home.

(17) A paved patio at least one hundred eighty (180) square feet in size to provide appropriate outdoor living space conveniently located to the entrance of the mobile home and appropriately related to open areas of lot shall be provided on each mobile home space.

(18) Each mobile home space shall provide two (2) paved parking spaces off the roadway. Each parking space shall have an area of not less than two

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hundred (200) square feet either on the mobile home site behind the front setback area or in a common parking area within the mobile home development.

(19) Each mobile home space shall be so constructed to provide adequate storm water drainage from ramps,

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patios, walls and foundations of the mobile home to the roadway.

(20) The space between outside walls of mobile homes and their foundation pads shall be enclosed with aluminum or equivalent solid material.

(21) Where heating and cooking fuel is stored in outdoor storage tanks, they shall be supported by a concrete base and screened from the view of surrounding mobile home spaces.

(22) All refuse containers shall be screened from view of surrounding mobile home spaces and the street.

(23) All utilities in a mobile home development shall be constructed underground.

(24) All areas of the mobile home space not covered by the mobile home or a paved area should be covered and maintained by grass or other landscaping material and suitably maintained.

(25) No mobile home development permit shall be issued to any person until plans have been submitted and approved by the Board of Zoning Appeals and plat recorded, all in accordance with the procedures set forth in Section 17.03, 17.042 and 17.043 of the Planned Development Article #17 of the Bellbrook Zoning Ordinance.

(26) Rules and regulations of the mobile home development shall be satisfactory to the Board of Zoning Appeals.

(27) Signs within the mobile homes development shall be limited to a name plate not more than one (1) square foot in area attached to each mobile home, necessary traffic control signs, and directional signs indicating the location of utility buildings, including management office, parking areas and common recreation areas.

(28) Commercial sale of mobile home units shall be prohibited in the mobile homes development.

Screening where required shall consist of a dense evergreen planting or solidly constructed decorative

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fence, louvered fence, or chain link fence with interwoven redwood slats five (5) feet high.

Should any section or provision of the Ordinance be declared invalid by any competent court of

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jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Any person violating any of the provisions of this Ordinance shall upon conviction, be fined not less than twenty five dollars (\$25) nor more than two hundred dollars (\$200) for each offense. Payment of a fine shall not constitute in itself compliance with this Ordinance.