

CHAPTER 15

MOBILE AND NON-PERMANENTLY SITED MANUFACTURED HOME PARK “M-H” ZONE REGULATIONS

- 15.01 The regulations set forth in this chapter, and others indicated applicable elsewhere in this Zoning Code are the zoning regulations for Mobile and Non-Permanently Sited Manufactured Homes Park Zone “M-H”, which is for purposes of providing for development and use of the permitted uses of land so zoned, in accordance with the applicable definitions in Chapter 3 of this Code.
- 15.02 Permitted Uses: Land in this zone shall be used only for the following purposes, but no permitted use will be issued a zoning permit unless a site plan for the use has first been approved in accordance with the Ohio Public Health Council rules so regarding, as administered and enforced by the Ohio Health Department, or as otherwise delegated thereby for permitting through the Warren County Health District:
- A. Manufactured home park for a single family residential use of rented or leased spaces accessed by private streets and driveways as individual sites for temporary placement of mobile homes or other types of non-permanently sited manufactured homes, as defined in Chapter 3 of this Zoning Code and including accessory uses and buildings, as indicated below in subpart (B), provided the development plans for the construction, operation and maintenance of all such uses are approved and licensed by and in accordance with applicable rules of the State of Ohio Public Health Council or their otherwise duly assigned representative.
 - B. Accessory buildings and uses for the manufactured home park includes a club house, administrative office, laundry and swimming pool, and other similar on-site facilities for the exclusive use of the park residents and their guests.
- 15.03 Minimum Zone Size, Configuration, Frontage, Setback and Buffering: No parcel or combination of parcels as a site for the permitted uses of this zone shall be considered for rezoning to this zone unless the site:
- A. is at least five (5) acres in size, not including the minimum required setback specified below in (D);
 - B. is configured so not to exceed a one-to-five (1:5) ratio of width-to-depth;
 - C. has at least one-hundred (100) feet frontage on a public road;
 - D. is setback at least one-hundred (100) feet from any residence property or zone; and
 - E. buffering in the form of evergreen or solid landscaping or solid board fencing, not less than six (6) feet in height, exists or shall be provided in the (D) required setback distance, if determined necessary by the Zoning Inspector, so as to screen the view from any existing or future residence located within five-hundred (500) feet surrounding the site.
- 15.04 No individual home site in such a park shall be subdivided from or sold as ownable or buildable lots independent of the overall homes park property that they are part of as a rentable or leaseable space.
- 15.05 Sanitary sewer, water supply and trash disposal provisions shall be designed, installed, operated and maintained in accordance with the Ohio Public Health Council rules

adopted so regarding, as administered by the Ohio Board of Health and delegated thereby for enforcement by the Warren County Combined Health District.

- 15.06 Public Road Access: The location and design of any required private driveway entrance from and/or exit to a public road shall be to the satisfaction of the Warren County Engineer or the Ohio Department of Transportation, as applicable.
- 15.07 Stormwater Drainage: Stormwater drainage at any point of discharge from land use for the permitted uses of this zone onto adjacent off-site lands must be controlled to the satisfaction of the Warren County Engineer, per the Rules and Regulations for the Design of Storm Sewer and Storm Water Management Systems.
- 15.08 Required Plan Approval and Licensing: All aspects of development internal to a site in this zone are subject to plan approval and subsequent licensing of the developed use, in accordance with the Ohio Public Health Council rules so regarding, as administered by the Ohio Board of Health and delegated thereby for enforcement by the Warren County Combined Health District.
- 15.09 Fire and Emergency Service Provision: Use provisions in this zone are subject to the review satisfaction of the local fire and emergency service provider of the jurisdiction, as to all applicable aspects of site development and use complying with related accessibility requirements and any other concern to such regard.
- 15.10 Lighting: The intensity of any exterior lighting relative to adjacent off-site residential use or zone must not exceed 0.2 footcandles at the border of a site in this zone, unless otherwise specified by the Ohio Department of Health.