

## **113 – M-H MANUFACTURED HOME PARK DISTRICT**

**A RESOLUTION REGULATING MANUFACTURED HOME PARKS ESTABLISHING MINIMUM STANDARDS GOVERNING THE CONSTITUTION OF MANUFACTURED HOME PARKS, ESTABLISHING MINIMUM STANDARDS GOVERNING THE PROVIDED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS OF MAKING MANUFACTURED HOME PARKS SAFE, SANITARY, AND FIT FOR HUMAN HABITATION: FIXING THE RESPONSIBILITIES AND DUTIES OF OWNERS AND OPERATORS OF MANUFACTURED HOME PARKS:**

**113.1** Each park to be constructed under the provisions of this Resolution shall adhere to the minimum regulations as are required by Madison Township, the Ohio Department of Public Health, Council of Manufactured Homes Park Chapter 3701-27, and applicable regulations as spelled out in the Ohio Revised Code. The Board of Health Regulations establishes health, sanitation, and safety standards for all parks in Ohio.

113.1.1 Application for re-zoning of property for an M-H, Manufactured Home Park District may be applied for in areas zoned only B-1 Business or B-2 Highway Business.

113.1.2 Manufactured Homes shall only be permitted in M-H, Manufactured Home Park Districts.

113.1.3 **REQUIRED RECREATION AREAS IN MANUFACTURED HOME PARKS;** Each manufactured home park constructed after June 30, 1971, shall have recreational areas so located as to be free of traffic hazards and should, where topography permits, be centrally located.

### **113.2 PHYSICAL HAZARD IN PARKS:**

113.2.1 Adequate protective barriers shall be provided and maintained where there is a slope in excess of forty-five (45) degrees and a change in elevation of six (6) feet. Such barriers may include, but are not limited to, continuous shrubs or fences.

113.2.2 Swimming pools shall conform to Madison Township Zoning Resolution (See Section 129).

113.2.3 **NON-RESIDENTIAL USES:** No part of any park shall be used for nonresidential purposes, except such uses that are required for direct servicing the well being of park residents, and for the management and maintenance of the park.

### **113.3 MINIMUM FLOOR AREA:**

113.3.1 The minimum size of a manufactured home, single-family residence, shall be seven hundred fifty (750) square feet of living area.

**113.4 LOT SIZE, FRONTAGE:**

113.4.1 The tract of land involved shall be an area of not less than ten (10) acres.

113.4.2 Minimum manufactured home park frontage shall be eighty five (85) feet.

**113.5 ISSUANCE OF A ZONING PERMIT:** In order to obtain a zoning certificate to construct a new manufactured home or trailer coach park, or an addition to an existing trailer coach park, the applicant shall file with the Township Zoning Inspector a written application setting forth the following:

113.5.1 The full name and address of the applicant or applicants or names and addresses of the partners, if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation, and the present or last occupation of the applicant at the time of filing of the application.

113.5.2 Location and legal description of the tract of land, certified on a plat of a survey by an Ohio Registered Land Surveyor drawn to scale of 1" - 100' showing all permanent buildings or existing buildings and also showing the land topography for the proposed site.

An affidavit by the applicant as to the truth of the matters contained in the application shall be attached thereto. Each application for a certificate to construct shall be accompanied by an application fee amounting to Two hundred dollars (\$200).

113.5.4 Such a permit does not relieve the applicant from securing any other permit or certificate or from complying with any other Resolutions of the Township of Madison.

113.5.5 The Township Zoning Inspector shall enforce the provisions of this Resolution and the Township Zoning Inspector shall inspect, at least once each year, each manufactured home park and all accommodations and facilities therewith. The Township Zoning Inspector is hereby granted the power and authority to enter upon the premises of such trailer coach or Manufactured Home Park at any reasonable time for the purposes herein set forth. He is further empowered to certify to the Department of Public Health of the state of Ohio or any other licensing agency the fact that a park is being constructed or that an operator is in violation of this Resolution.

**113.6 FIRE PROTECTION:**

113.6.1 GENERAL REQUIREMENTS: The manufactured home park area shall be subject to the rules and regulations of the Fire Protection District in which it is located and the State Fire Prevention Authority.

**113.7 TV SYSTEM:** If a master television system is provided for each manufactured home in the park, underground wiring shall be used.

**113.8 PERMANENT ADDITIONS:** No permanent additions shall be built onto or become a part of any manufactured home until first securing a zoning certificate.