

ORDINANCE #316

ORDINANCE REGULATING THE USE OF MANUFACTURED HOMES FOR DWELLINGS OR THE CONDUCT OF BUSINESS WITHIN THE VILLAGE OF BOWERSTON, OHIO.

WHEREAS, it has come to the attention of the Council of the Village of Bowerston, Ohio, that there have been many complaints in regard to the use of MANUFACTURED HOMES for dwellings or as business units within the Village, and

WHEREAS, numerous property holders and owners in the Village of Bowerston, Ohio, have protested the installation at random of such MANUFACTURED HOMES in and about the Village;

NOW THEREFORE, be it ordained by the Council of the Village of Bowerston, Ohio, that

SECTION 1. This ordinance number 316, repeals ordinance number 218 enacted March 1, 1977 and its Amendment enacted June 11, 1980.

SECTION 2. For the purpose of this ordinance the definition of a MANUFACTURED HOME, given in the CABO, ONE AND TWO FAMILY DWELLING CODE 1995 EDITION Second Printing; Appendix A, Section A201, p294, shall be used.

SECTION 3. It shall be unlawful within the corporate limits of the Village of Bowerston, Ohio, for the owner, agent, or any other person, firm or corporation to park any MANUFACTURED HOME on any tract of land owned by any person, firm or corporation, occupied or unoccupied, within the Village except as provided in this Ordinance.

SECTION 4. No person shall park or occupy any MANUFACTURED HOME on the premises of any occupied dwelling or on any lot which is not part of the premises of any occupied dwelling either of which is situated outside of an approved mobile home park in accordance with Chapter 3733 Revised Code of Ohio; provided that the parking of only one unoccupied MANUFACTURED HOME, in an accessory private garage building or in a rear yard in any district, is permitted provided no living quarters shall be maintained or any business practiced in such MANUFACTURED HOME while it is being stored.

SECTION 5. That notwithstanding Section 1 of this Ordinance, nothing contained in the Ordinance shall in any way effect any such MANUFACTURED HOME now parked or used by any person as such living quarters, or any MANUFACTURED HOME which was used for such purpose prior to the effective date of this Ordinance. Should any such MANUFACTURED HOME within the Village limits be moved or removed, it shall be lawful to return or replace by the same owner provided that the

ORDINANCE #316

CABO, ONE AND TWO DWELLING CODE, Second Printing, Appendix A, pg. 293-300, requirements are met.

SECTION 6. MANUFACTURED HOMES shall not be used as permanent places of abode or as permanent dwellings or for indefinite periods of time; except under the following conditions:

A. The site for each MANUFACTURED HOME shall contain at least 8,500 square feet per MANUFACTURED HOME to be situated thereon.

B. THE MANUFACTURED HOME must have a minimum area of seven hundred (700) square feet.

C. Each MANUFACTURED HOME shall have: (1) the wheels removed, (2) the axles removed, (3) the tongue removed, and (4) placed around the perimeter of it, skirts or panels, constructed of a suitable material so as to screen the area beneath said MANUFACTURED HOME from view.

D. Each MANUFACTURED HOME shall be properly connected with the Village Sanitary Sewer System and the Village Water System in compliance with all requirements of the ordinances or regulations as may be in existence in the said Village of Bowerston, Ohio, in regard to dwellings.

E. Each MANUFACTURED HOME shall be for one (1) family; including permanent provisions for cooking, eating, sleeping and sanitation.

F. Each MANUFACTURED HOME to be used as a permanent place of abode or as a permanent dwelling or for indefinite periods of time shall first obtain, from the Village of Bowerston, Ohio, a permit as hereinafter provided. Cost for the permit shall be one hundred fifty dollars (\$150.00). The permit application must be obtained from the Village Clerk or from a member of the Housing Committee of the Council of the Village of Bowerston, Ohio. Installation of MANUFACTURED HOME shall not commence until the requirements put forth in this ordinance are met and those contained in CABO, ONE AND TWO FAMILY DWELLING CODE; Appendix A, pages 293 to 300.

G. No part of any MANUFACTURED HOME or building attached to said MANUFACTURED HOME shall be nearer than fifteen (15) feet to the property lines of said parcel of land or other buildings or structures on said lot. All measurements shall be made at the most extreme projection of said building or structure.

H. A structure may not be attached to or built around the MANUFACTURED HOME. A garage or accessory building may be built of similar materials as the MANUFACTURED HOME and be generally of the same style and design on the same lot.

ORDINANCE #316

I. There shall only be one (1) MANUFACTURED HOME per lot or per outlot regardless of lot or outlot size.

J. The MANUFACTURED HOME placement must comply with all existing easements for utilities.

K. A MANUFACTURED HOME cannot be placed in the Federally designated One Hundred (100) year flood plain in the Village of Bowerston, Ohio, unless all federal regulations are met and all the necessary federal permits are secured.

L. In addition to the requirements herein put forth all of the requirements of the CABO ONE AND TWO FAMILY DWELLING CODE 1995 EDITION Second Printing Appendix A, pages 293 through 300 must be met in their entirety. In the event that the CABO ONE AND TWO FAMILY DWELLING CODE is revised or changed the revision or changes will take precedent.

SECTION 7. The Village may permit the location of MANUFACTURED HOMES for use as construction offices or construction tool trailers within the Village limits for a period of time not to exceed three (3) days past completion of construction project.

SECTION 8. That the installation of a MANUFACTURED HOME comply with all ordinances, codes, or regulations adopted by the Village of Bowerston, Ohio, by Harrison County, by the State of Ohio and by the Federal Government.

SECTION 9. Any person who violates the terms of this ordinance as above set forth shall be guilty of a minor misdemeanor for the first offense and be fined not more than one hundred dollars (\$100.00) plus court costs. Any subsequent offense by the same person shall be a fourth (4th) degree misdemeanor, punishable by ten (10) days in jail and a fine of two hundred fifty dollars (\$250.00). A subsequent offense shall be considered a violation after a conviction for the first offense.

SECTION 10. That this Ordinance be and remain in force from and after the time of its passage.

ADOPTED: 3-16-99
DATE

VILLAGE OF BOWERSTON, OHIO

CLERK: [Signature]

[Signature]
MAYOR

FIRST READING, 1/19/1999
SECOND READING, 2/16/1999
THIRD READING, 3/16/1999

YEAS 4
YEAS 6
YEAS 5

NAYS 0 ABSTAIN 0
NAYS 0 ABSTAIN 0
NAYS 0 ABSTAIN 0