

ORDINANCE NO. 84-15

(As Amended by Ordinances 86-9, 90-15, 00-18 and 05-7)

ORDINANCE REGULATING THE USE OF HOUSE TRAILERS,
MOBILE HOMES, HOUSE CARS, CAMP CARS OR SIMILAR
TYPE VEHICLES OR STRUCTURES FOR HOMES OR THE
CONDUCT OF BUSINESS WITHIN THE VILLAGE OF SOUTH POINT,
OHIO, REPEALING ANY LEGISLATION IN CONFLICT
HEREWITH AND DECLARING AN EMERGENCY.

WHEREAS, it has come to the attention of the Council of the Village of South Point, that there have been many complaints in regard to the use of house trailers, mobile homes, house cars, camp cars or similar type vehicles or structures as residential units or as business units within the Village, and

WHEREAS, numerous property holders and owners in the Village of South Point, Ohio, have protested the installation at random of such house trailers, mobile homes, house cars, camp cars or similar type vehicles or structures in and about the Village;

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

SECTION 1. It shall be unlawful within the corporate limits of the Village for the owner, agent or any other person, firm or corporation to park any house trailer, mobile home, house car, camp car or similar type vehicles or structures 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 11. As Amended by Ord. 00-18 adopted Oct. 3, 2000.

A. No person shall park or occupy any house trailer, mobile home, house car, camp car or similar type vehicle or structure on the premises of any occupied dwelling or on any lot which is not a 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 house trailer, mobile home, house car, camp car or similar vehicle in structure, in a accessory private garage building or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business practiced in such house trailer, mobile home, house car, camp car or similar type vehicle or structure is so parked or stored.

B. No residential lot shall contain more than one dwelling of any residential type, including; but not limited to a permanently sited manufactured home, garage apartment, house, mobile home, house car, camper car or similar type vehicle or structure.

SECTION 111: As Amended by Ord. 90-15 adopted Sept. 4, 1990.

That notwithstanding Section 1 of this Ordinance, nothing contained in this Ordinance shall in any way effect any such house trailer, mobile home, house car, camp car or similar type vehicle or structure now parked or used by any person as such living quarters, or any house trailer which was used for such purpose prior to the effective date of this Ordinance as amended by Ordinance 90-15. Should any such trailer within the Village limits be moved or removed it shall be unlawful to return or replace such trailer. In case of fire or natural disaster, application must be made to the Zoning Committee within 30 days for permission to replace the trailer or not.

SECTION IV; House trailers, mobile homes, house cars, camp cars or similar type vehicles or structures 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. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure site shall contain at least 4,000 square feet per house trailer, mobile home, house car, camp car or similar structure to be situated thereon.

B. Each site shall have a suitable parking area set aside for off street parking for at least two automobiles.

C. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure shall have placed around the perimeter of it, skirts or panels, constructed of a suitable material so as to screen the area beneath said house trailer, mobile home, house car, camp car or similar type vehicle or structure from view.

D. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure 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 South Point in regard to dwellings.

E. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure shall not be inhabited by a greater number of occupants that for which it was designed.

F. Each house trailer, mobile home, house car, camp car or similar type vehicle or structure 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 South Point a permit as hereinafter provided. A fee of Ten Dollars (\$10.00) shall be charged for said permit.

G. No part of any house trailer, mobile home, house car, camp car or similar type vehicle or structure, or any building attached to said house trailer, mobile home, house car, camp car or similar type vehicle or structure shall be nearer than ten (10) feet to the property lines of said lot or parcel of land or other building or structure on said lot. All measurements shall be made at the most extreme projection of said building or structure.

H. If a structure is attached or built around or near the house trailer et cetera, it shall be constructed of similar materials as the house trailer and be generally of the same style and design.

SECTION V: The Mayor of said Village shall issue a permit to an applicant according to the above requirements upon satisfactory proof that said requirements as above set forth have been complied with.

SECTION VI: (Amended by Ord 00-18 on 10/3/00 and rescinded by Ord 05-7)

A. For the purposes of this Ordinance; a house trailer, mobile home, house car, camp car or similar type vehicle or structure and business trailer shall be defined as follows: "house trailer or business trailer means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons, or any vehicle or structure so designed and constructed in such manner as will permit the conduct of any business or profession, and so designed that it is, or may be, mounted on wheels and used as a conveyance on highways or village streets propelled or drawn by its own power or other motive power.

SECTION VII: Any person who violates the terms of this ordinance as above set forth shall be fined not more that \$25.00 per day and not less than \$5.00 per day for every day said person is in violation of this ordinance. It shall be deemed to be a violation under terms hereof when any person uses said house trailer, mobile home, house car, camp car or similar type vehicle or structure as above defined for

occupancy without the permit from the Village of South Point as above provided. Each day said trailer is occupied shall be considered a separate violation.

SECTION VIII 'The ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of said Village and for the further reason that the immediate regulation of the location of house trailers, et cetera, is necessary to preserve the present tax values, also to alleviate traffic problems by providing off street parking, wherefore, this ordinance shall be in full force and effect from and immediately after its passage.

ORDINANCE 84-15 ADOPTED THIS 11th DAY OF OCTOBER, 1984

SECTION IX Ordinance 86-9 adopted May 6, 1986 Amending Ordinance 84-15 adding the following section.

Temporary Trailer/Mobile Home requests may be made to Village Council on a hardship basis only. Each request must be approved by Village Council upon request by Property Owner and family members who will be living in the Trailer/Mobile Home Unit.

The following conditions must be met:

- (A) The situation must be a hardship situation to take care of family members who cannot take care of themselves for medical reasons. Application must be in writing on forms satisfactory to Council setting forth such information as Council desires.
- (B) The property owner may not charge rent to the family living in the Trailer/Mobile Home.
- (C) Water fees and sewage fees will be the responsibility of the property owner.
- (D) When the hardship ceases to exist or the Trailer/ Mobile Home is vacated due to relocation or death of the occupant(s), the Trailer/Mobile Home unit can no longer be utilized as a dwelling or residence, either personal, rental or other and must be removed within Ninety (90) days.
- (E) When Trailer/Mobile Home unit is vacated , it must be moved outside the Village within a period of Ninety (90) days.
- (F) The Trailer/Mobile Home must be so situated as not to constitute a fire or health hazard. The applicants must allow fire and health inspections as are requested.
- (G) The consent of abutting property owners must be given in writing to Council with application.
- (H) Such exemption will terminate after One (1) year although another exemption may be requested.